

C.13 *Britannia Secondary Plan*

DRAFT

C.13 BRITANNIA SECONDARY PLAN

C.13.1 GENERAL

C.13.1.1 PURPOSE

The Britannia Secondary Plan establishes a detailed planning framework to facilitate the *development of a complete community*.

The Secondary Plan:

- a) Implements the objectives, policies and overall planning approach of this Official Plan within the local context;
- b) Establishes a land use planning framework through a series of land use designations that will guide growth and encourage positive land use change in this area;
- c) Provides growth management policies to implement a target of 57,500 residents and 9,300 jobs;
- d) Establishes a vision for growth in the Secondary Plan over the long-term, through over-arching themes, goals, strategic policies and a community structure comprised of Neighbourhood Areas based on the population and employment targets of this Secondary Plan; and,
- e) Establishes Tertiary Plan Areas and identifies requirements for preparation of more detailed Tertiary Plans prior to final approval of development applications.

C.13.1.2 LOCATION

The Britannia Secondary Plan is located in the *Town's* SHP Growth Area as shown on Schedule "B" of this Official Plan and is generally bounded by:

- a) North – The Centre Tributary of the Middle Branch of Sixteen Mile Creek, Provincial Greenbelt and Britannia Road
- b) East – The Provincial Greenbelt and Fifth Line
- c) South – The SHP Growth Area Boundary
- d) West – The Provincial Greenbelt, Thompson Road South, Fourth Line, and Neyagawa Boulevard

C.13.2 SECONDARY PLAN VISION

The Britannia Secondary Plan area is envisioned to be a complete, sustainable, connected, attractive and well-serviced community. It will be comprised of walkable neighbourhoods that provide a range and mix of housing options and access to amenities and services.

C.13.2.1 COMMUNITY CHARACTER

The community characteristics that provide direction for *development* in the Britannia Secondary Plan, are:

- a) **A Complete Community**
A community that provides opportunities for people of all ages and abilities to conveniently access the necessities for daily living, including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options, and *institutional uses*.
- b) **A Well-Serviced Community**
A walkable community that provides activity centres to maximize *active transportation* access to shopping, recreation, institutional, and leisure choices.
- c) **An Environmentally Sustainable Community**
A community that provides a Natural Heritage System (NHS) and linked open space system within the Secondary Plan which is sensitive and connected to the Greenbelt.
- d) **A Connected Community**
A community that provides a multi-modal transportation network of *complete streets* and an *active transportation* and open space network accessible to all users that is well integrated with the *Town* and *Region's* transportation system.
- e) **An Attractive Community**
A community that provides high-quality public and private spaces with design standards that create attractive and vibrant places.

C.13.2.2 COMMUNITY DESIGN ELEMENTS

The Britannia Secondary Plan Urban Design Guidelines provide guidance for the preparation of Tertiary Plans, draft plans of subdivision, zoning and the review of development applications. Implementation of this Plan must demonstrate regard for these guidelines. The Secondary Plan structure relates with the Urban Design Guidelines to achieve the following Community Design Elements:

- a) Five distinct Neighbourhoods each with a node as the centre of commercial activity [with transit supportive, and higher-density residential and mixed use development and opportunities for increased heights and densities along Britannia Road and James Snow Parkway](#). Neighbourhood Areas are to provide opportunities to live, recreate, learn, shop, work, and worship within a walkable neighbourhood;
- b) An Urban Village Centre, central to the Secondary Plan area, serves as the primary focus of activity and *institutional uses*, including a mix of commercial and residential uses, a District Park, [an elementary school](#) and a Secondary School;
- c) A range of retail commercial opportunities, including options which maximize walkability for residents;

- d) A range and mix of parks and public open spaces providing neighbourhood focal points to promote walkability and establish a strong community identity and neighbourhood sense of place;
- e) A range and mix of housing options, primarily grade-related, will be provided in each Neighbourhood to promote inclusiveness and create dynamic streetscapes;
- f) A central *active transportation* corridor will generally run along the pipeline easement to create a central “Linear Greenspace” and provide residents with an attractive, off-road *active transportation* option across the Secondary Plan from east to west.
- g) A modified grid system of streets that provides high levels of connectivity while minimizing impacts to the natural environment; and,
- h) A complete *active transportation* system that provides both on- and off-road *active transportation* facilities and routes that provide opportunities to walk or cycle across the community with connections to adjacent neighbourhoods, future community areas and the Greenbelt.

C.13.3 GOALS AND OBJECTIVES

Further to, and in accordance with, the Goals and Objectives of Section B.2 of this Official Plan, the following goals and objectives are applicable to the Britannia Secondary Plan:

C.13.3.1 BUILD COMPACT AND COMPLETE COMMUNITIES

- a) Identify appropriate locations for retail commercial and *institutional uses* within reasonable walking distance from most of the population;
- b) Identify strategic locations for a regional-serving retail and/ commercial node and several local-serving retail opportunities integrated into neighbourhoods that promote walkability and placemaking;
- c) Achieve an overall density target of 75 residents and jobs combined per gross hectare across the Britannia Secondary Plan;
- d) Ensure that a range and mix of housing options are provided, to meet the needs of family-sized households balanced with higher density forms of transit supportive housing;
- e) Encourage the integration of different housing forms, types and unit sizes within neighbourhoods;
- f) Identify an interconnected system of parks, open spaces, elements of the NHS and public realm areas with *active transportation* (on- and off-road) as one of the main organizing features of the community;
- g) Identify the *institutional use* needs and provide opportunities for places of worship; and,

- h) Encourage best practices for *sustainable development* such as low impact development, energy efficient housing, *active transportation* and increased mobility options.

C.13.3.2 PROTECT AND ENHANCE THE NATURAL HERITAGE SYSTEM

- a) Protect or enhance *Key Features* of the NHS and demonstrate that there will be no *negative impacts* on the *natural features* and areas or their *ecological functions*;
- b) Create in consultation with any other appropriate *Public Agency*, a combined natural heritage and off-street *active transportation* system as a central feature of the community that is easily accessible and visible to residents and visitors;
- c) Encourage vistas and view corridors that result in visibility of the NHS and the location of parks and open space adjacent to, or near, the NHS where possible; and,
- d) Establish an urban form that reduces reliance on auto trips and encourages walking and *active transportation*.

C.13.3.3 PROVIDE MOBILITY OPTIONS AND A LOGICAL ROAD NETWORK

- a) Realize a network of *complete streets* that balance the needs of all road users, including pedestrians, cyclists, transit users, and motorists;
- b) Identify a system of collector roads that provide connectivity within the Secondary Plan and other areas of the *Town*;
- c) Plan for a local transit network that can support connections to the broader and higher-order regional transit;
- d) Ensure neighbourhoods are designed to be accessible by all, regardless of age or physical ability;
- e) Foster a connected and accessible on- and off-road pedestrian and cycling path network connected to key community destinations which promotes a culture of *active transportation*; and,
- f) Identify Britannia Road and James Snow Parkway as Transit Priority Corridors and key regional corridors that link people to existing and planned regional destinations and abutting municipalities and that can serve *active transportation* needs.

C.13.3.4 ESTABLISH AN ATTRACTIVE COMMUNITY IDENTITY AND RICH SENSE OF PLACE

- a) Create community identity and sense of place through the establishment of a high-quality public realm, defined placemaking and a high standard of urban design (e.g., distinctive built form, streetscapes, public spaces, landmarks and view corridors, public art, etc.);
- b) Establish urban design guidelines and other measures that will ensure a high quality and consistent level of urban design for both public and private areas of the community;

- c) Recognize the unique nature and opportunity to celebrate ~~the~~ Omagh settlement and integrate it with the broader community;
- d) Design and locate a range and mix of parks and public open space to promote walkability and establish a strong community identity and neighbourhood sense of place;
- e) Require well coordinated and planned streetscape design elements to encourage walking, minimize conflicts between users and establish an attractive community image; and,
- f) Consider sustainable and energy efficient infrastructure that incorporates green infrastructure and green building technologies.

C.13.3.5 ENSURE FISCAL RESPONSIBILITY

- a) Develop the Secondary Plan in a manner that is fiscally responsible for the *Town*. To ensure this occurs, *development* shall be preceded by an assessment of the costs associated with projected growth in the Secondary Plan; and,
- b) Develop the Secondary Plan in a manner that requires landowners to enter into an agreement or agreements to coordinate *development* and equitably distribute the costs of shared *infrastructure* and *institutional uses* as set out in Section C.13.7.1.6(b).

C.13.4 STRATEGIC POLICIES

Further to, and in accordance with, the Strategic Policies of Section B.2 of this Official Plan, the following policies are applicable to the Britannia Secondary Plan.

C.13.4.1 NATURAL HERITAGE SYSTEM (NHS)

The NHS will be established in accordance with Section B.2.2.3.6 and B.2.2.3.7 of this Official Plan. The focus of the NHS is to preserve and enhance the biological diversity and *ecological functions*. The NHS is identified on Schedules "C.13.A" to "C.13.E" and further detailed in Section C.13.6.5 of this Secondary Plan.

C.13.4.2 ACTIVE TRANSPORTATION AND ROAD NETWORK

C.13.4.2.1 Public Transit

In conformity with Sections B.2.6.3.22 and B.2.6.3.24 of this Official Plan and with regard for the *Town's* Transportation Planning, the *Town* will ensure that the *development* of the Secondary Plan maximizes the potential for the provision of transit service, through the achievement of appropriate densities and transit-supportive design described in the Urban Design Guidelines.

C.13.4.2.2 Active Transportation System

Schedule "C.13.B" identifies a conceptual multi-use trails and *active transportation* system for the Secondary Plan, which will be further developed in conformity with Sections B.2.6.3.29 to B.2.6.3.32 of this Official Plan. The *active transportation* system shall be designed to connect people to nature, places and people.

Through the Tertiary Plan process, the *active transportation* system will be refined and coordinated with the existing and planned *active transportation* systems at both the *Town* and Regional levels, having regard for the *Region* and *Town's* Transportation Planning. The siting and design of the *active transportation* system will be to the satisfaction of the *Town* in consultation with any other appropriate *Public Agency* and implemented through draft plans of subdivision. Where possible, the *active transportation* system is encouraged to connect to parks and schools.

Where the conceptual *active transportation* system is proposed in the NHS, the feasibility, siting and design of the non-intensive recreation uses will be subject to review based on recommendations of the Subwatershed Study (SWS), ~~and~~ Master Environmental Servicing Plan (MESP), Development Area Environmental Functional Servicing Study (DAEFSS) or equivalent study, and must demonstrate conformity with applicable NHS protection and enhancement policies of this Official Plan.

All *active transportation* system crossings at a Regional Road must be located at signalized intersections with an intersecting road and at key access points shown on Schedule "C.13.B" only.

Active Transportation facilities associated with a Regional Road are to be aligned with the most current Regional Active Transportation Master Plan.

Implementation of the *active transportation* system through the Tertiary Plan or *Planning Act* processes that results in adjustments and realignments of the conceptual *active transportation* system locations will not require an amendment to this Official Plan.

C.13.4.2.3 Road Network

In conformity with Sections B.2.6.3.5 to B.2.6.3.14 of this Official Plan, the road network for the Secondary Plan will be designed to balance the needs of all road users, including pedestrians, cyclists, transit users, and motorists.

The arterial and collector road network is identified on Schedule "C.13.B". The location and general alignment of collector roads are approximate. These roads and their connections to other roads form a network that is necessary to ensure appropriate overall functioning of the transportation system and water and wastewater system to support the planned *development* of the area. Any proposed deletions to arterial or collector roads identified on Schedule "C.13.B" will require an amendment to this Official Plan unless otherwise defined in the Secondary Plan. Implementation of the road system through the Tertiary Plan process

that results in adjustments and realignments of the conceptual road locations will not require an amendment to this Official Plan. However, any proposed additions of arterial roads, or collector roads that intersect a Regional road, will require an amendment to this Official Plan.

C.13.4.2.4 Regional Road Network

Halton *Region* is responsible for planning, constructing, operating, maintaining, and improving a network of Major Arterial roads for the transport of goods and people in a safe and efficient manner, in accordance with the *Region's* most current master plan, policies, by-laws and guidelines. The Regional Road network within the Secondary Plan includes Britannia Road (Regional Road 6), ~~and~~ James Snow Parkway (Regional Road 4) ~~and the Potential Major Arterial Road (New North Regional Road Corridor (formerly 5 ½ Line)) with a planned right-of-way widths of up to 47 metres.~~ Prioritization of the extension of James Snow Parkway south of Britannia Road is supported by the *Town*.

C.13.4.2.5 Regional Road Considerations

The *Town* will work with the *Region* to ensure that Regional roads, including Britannia Road and James Snow Parkway function efficiently as Transit Priority Corridors and major routes through the Secondary Plan area. The James Snow Parkway extension south of Britannia Road is a priority major arterial road that is central to the Britannia Secondary Plan and provides essential north-south road connection. The *Town* and *Region* will monitor the need for network improvements to be addressed after construction of each stage of *development* of the Tertiary Plans (as detailed in Sections C.13.5.1 and C.13.7.5.32 of this Secondary Plan).

A Road Network Assessment (as detailed in Section C.13.7.5.32~~(ig)~~ of this Secondary Plan) must be completed, to the satisfaction of the *Town* in consultation with the *Region* in accordance with an approved Terms of Reference, through the Tertiary Plan process (as detailed in Sections C.13.7.1.2 and C.13.7.5.32 of this Secondary Plan) to assess impacts on the Regional transportation and local road network and to identify all additional transportation infrastructure to be implemented as required to support full build-out of the Tertiary Plans.

C.13.4.2.6 ~~Potential~~ Minor Arterial Extension

Within the Secondary Plan in the North Neighbourhood Area, a new east-west minor arterial road ([extension of Louis St. Laurent](#)) is identified on Schedule "C.13.B", north of Britannia Road. The continuation of this road, east of Sixth Line, will ~~be protected for the potential future connection~~ with the existing Trafalgar Secondary Plan through the Greenbelt Plan Area as a minor arterial road.

~~The feasibility, need, and function of the potential east west minor arterial road, east of Sixth Line, as identified on Schedule "C.13.B" shall be further assessed through a Town-wide~~

~~Transportation Master Plan the recommendations of which will be implemented through the Tertiary Plan Road Needs Assessment.~~

~~Where the east-west minor arterial road traverses the NHS, it must demonstrate conformity with this Official Plan, C.13.6.5.1 of this Secondary Plan, and the Greenbelt Plan.~~

~~As part of Phase 3 and 4 of the Municipal Class Environmental Assessment (EA), the function of the proposed minor arterial road will be confirmed. If the EA determines the proposed minor arterial road is only required as a collector road, this may be implemented through the Tertiary Plan process, without amendment to this Secondary Plan.~~

C.13.4.2.7 Potential Major Arterial Road (New North Regional Road Corridor (formerly 5 ½ Line))

Within the Secondary Plan, between Fifth Line and Sixth Line, a new north-south road is identified on Schedule "C.13.B": extending from the north side of Britannia Road through to the northern limit of the Secondary Plan. The Secondary Plan identifies this road as a collector road between Britannia Road and the extension of Louis St. Laurent and as a minor arterial road north of the Louis St. Laurent extension to the northern limit of the Secondary Plan.

The need for this road will be reviewed in consultation with the *Region*, prior to its construction. If the *Region* determines that a major arterial road will be located within this area and that the local collector/minor arterial is no longer required, the designation of the road and its alignment will be updated without amendment to the Plan.

In the interim, *development* may commence in accordance with the Secondary Plan within the area between Fifth Line and Sixth Line provided that the *development* does not restrict consideration of alternatives for the location of the corridor.

The continuation of this road, north of the Secondary Plan boundary, will be protected to connect with the existing Derry Green Corporate Business Park Secondary Plan and Highway 401.

C.13.4.3 SERVICING

C.13.4.3.1 Water and Wastewater Infrastructure

The public infrastructure system shall be developed in conformity with Sections B.2.6.3.33 and B.2.6.3.34 of this Official Plan.

Halton *Region* is responsible for water collection, treatment and distribution infrastructure in accordance with the *Region's* most current master plan, policies, by-laws and guidelines.

C.13.4.3.2 Stormwater Management

In conformity with Section B.2.6.3.39 of this Official Plan the *Town* shall, prior to the approval of a development application, require the approval of a stormwater management plan that is consistent with the direction of the SWS.

The location of the stormwater management facilities (including green infrastructure and Low Impact Development (LID techniques)) are to be delineated in the Tertiary Plans in accordance with the *MESP*. Where possible, LID techniques, such as permeable paving, infiltration trenches, rain gardens, and other stormwater management techniques, shall be considered in the design of new *development* and implemented to the extent feasible, as determined by the *Town* in consultation with the *Conservation Authority*. Consideration shall also be given to account for stormwater management as it pertains to drainage from public property, including existing and ultimate Regional roadways, where grading allows this drainage to enter the stormwater management facilities.

Stormwater management facilities should be designed and located to accommodate Regional roadway drainage at their planned elevations, if known, or existing elevations where feasible. For *developments* adjacent to a Regional Road, the design of storm sewer systems and stormwater management ponds shall accommodate storm flows from the Regional Road, where feasible. Such design shall be in accordance with the *Region's* Urban Services Guidelines and at no cost to the *Region*.

Subject to Section B.4.9-3 of this Official Plan, stormwater management facilities and LID techniques ~~shall only~~ may be permitted within the NHS where deemed *essential* and if demonstrated that there will be no *negative impacts* on Key Features and components of the NHS or their *ecological functions* through a *MESP*, *Development Area Environmental Functional Servicing Study (DAEFSS)*, *Environmental Impact Assessment (EIA)* or equivalent study prepared to the satisfaction of the *Town*, in consultation with any other appropriate *Public Agency*, including the *Conservation Authority* where it relates to regulated areas and risks related to natural hazards. Stormwater management facilities are permitted in all other land use designations subject to meeting relevant Provincial legislation, regulations and policies.

Innovative design and underground stormwater management facilities are encouraged, particularly in the Urban Village Centre and Neighbourhood Commercial Mixed Use designations and may be implemented on public or private lands through additional planning processes to the satisfaction of the *Town* in consultation with the *Conservation Authority* where it relates to regulated areas and risks related to natural hazards. Any such facilities ~~must~~ should generally be identified through the Tertiary Plan process and incorporated into the Fiscal Impact Assessment.

Where facilities are required for regulatory storm control, the facility must either be in public ownership or there must be sufficient mechanisms in place to ensure the proper operation

and maintenance of a privately-owned facility, to the satisfaction of the Town in consultation with the Conservation Authority where it relates to regulated areas and risks related to natural hazards.

The co-location of stormwater management facilities within parks may be considered on a case-by-case basis.

C.13.4.3.3 Utilities

In conformity with Sections B.2.6.3.40 to B.2.6.3.45 of this Official Plan, Federal, Provincial, Regional and Town-owned and/or operated essential transportation and utility facilities are permitted to be located within any land use designation and, where required, subject to the completion and approval of an EA.

Essential transportation and utility facilities may be located within the Natural Heritage System designation, in accordance with Section C.13.6.5.1 of this Secondary Plan and supported through an EA if required.

C.13.4.4 HOUSING

C.13.4.4.1 The Britannia Secondary Plan shall provide for a housing mix to meet the life-cycle needs of the population within each Neighbourhood in the Secondary Plan in accordance with Section B.2.7. Overall, the Secondary Plan shall provide for a range and mix of housing by density, type, unit size and tenure, where the large majority of residential dwellings are including family-sized units with at least 2 bedrooms, as demonstrated through the Tertiary Plans.

C.13.4.4.2 The Britannia Secondary Plan establishes targets for housing in accordance with Section B.2.7.3.1 and are applied across the entire Secondary Plan. A minimum target of 12% of all new residential units shall be planned as *affordable housing*, *assisted housing* or higher-density townhouses (including stacked townhouses and stacked back-to-back townhouses), apartments or *additional residential units*.

C.13.4.4.3 To contribute to the delivery of affordable and rental housing, *additional residential units* are generally encouraged in single detached, semi-detached and townhouse units. However, a minimum equivalent of 10% of single and semi-detached units in each draft plan of subdivision application shall provide the ability to accommodate an *additional residential unit* (e.g. ~~rough in-s or~~ lot sizing to accommodate ~~garden suites an~~ *additional residential unit in an ancillary building or structure* or basement apartments) during the initial *development* of the community and in compliance with the Town's zoning standards and requirements for *additional residential units*. As a condition of draft plan approval, the qualifying lots must be identified and demonstrate the ability to accommodate an additional residential unit shall be identified.

Formatted: Font: Italic

Formatted: Font: Italic

~~C.13.4.4.4 The Britannia Secondary Plan establishes a combined target for affordable housing, assisted housing and attainable housing for a total combined target of 28% of all housing units. For the purposes of this Secondary Plan, attainable housing is housing that meets the higher affordability targets established by the Provincial Planning Statement.~~

C.13.4.5 URBAN DESIGN

C.13.4.5.1 Section B.2.8 of this Official Plan establishes a detailed urban design strategy for the Town which is applicable to the Britannia Secondary Plan.

Further to, and in accordance with the policies of Section B.2.8 of this Official Plan, all *development* within the Britannia Secondary Plan shall be designed in a manner which:

- a) Reflects the goal and objectives of this Secondary Plan in Section C.13.3; and,
- b) Has regard for the Britannia Secondary Plan Urban Design Guidelines.

C.13.4.5.2 Further to the policies of Section C.13.4.5.1, *development* shall ~~address be consistent with~~ the following guidelines:

- a) Parks shall be strategically distributed throughout the Secondary Plan Area to ensure all residents can access a park or public open space within a short walk from their home;
- b) Schools are encouraged to co-locate with parks to create neighbourhood focal points and land use efficiencies;
- c) Special design consideration shall be given to the area designated Greenspace on Schedule "C.13.B" and "C.13.C" for the purpose of a proposed multi-use path to create a "Linear Greenspace." This "Linear Greenspace" will serve as a primary *active transportation* corridor through the Secondary Plan as described in the Britannia Secondary Plan Urban Design Guidelines;
- d) Neighbourhood Nodes shall support retail commercial and other uses either in single use or mixed-use *developments*. Neighbourhood Nodes shall be pedestrian-oriented and designed to animate the public realm of the adjacent primary arterial and / or collector;
- e) Within each Neighbourhood Area, and along each street, a range and mix of lot sizes and housing types is encouraged as a means to strengthening the neighbourhood character, sense of place, provide housing choice and ensure a more inclusive urban form;
- f) The street network shall be in the form of a highly connected, modified grid. The grid may be modified to better respond to natural spaces, topography and watercourses, or to provide better connectivity with adjacent streets within neighbourhoods;
- g) The road network should consider the needs of all road users, including pedestrians, cyclists, transit users, and motorists and be planned to balance such needs where appropriate;

- h) The local road pattern should be designed to prioritize and include *active transportation* modes;
- i) Within Neighbourhood Nodes, boulevards of adjacent arterial and collector roads shall be urban in design, primarily hardscape, but feature street trees and other plants as appropriate;
- j) Arterial roads, including Britannia Roads and James Snow Parkway, shall be designed with boulevards that will be vegetated, where appropriate and subject to future transit needs (as Transit Priority Corridors), and the clearway shall consist of active transportation facilities. Landscaped boulevards will be subject to the Regional Road Landscaping Guidelines and Specifications, as amended;
- k) There shall be a diverse and fine-grain network of options for pedestrian movement, achieved through varied block lengths and off-road options such as trails, multi-use paths and mid-block connectors;
- l) All trail system and *active transportation* crossings at a Regional Road must be located at signalized intersections;
- m) Wherever feasible, single-loaded streets are encouraged to be used to maximize physical and visual access to parks and open spaces;
- n) New buildings shall be positioned where feasible to define the shape and function of open spaces and streetscapes;
- o) All mid-rise buildings in the Secondary Plan shall have regard for the Milton Mid-Rise Design Guidelines;
- p) All tall buildings in the Secondary Plan shall have regard for the Milton Tall Building Design Guidelines;
- q) New *development* shall be sensitive to adjacent built *cultural heritage resources*;
- r) The *development* of reverse frontage lots on Arterial Roads is strongly discouraged to minimize the use of noise attenuation walls. Noise attenuation walls as a mitigation measure shall only be considered where it has been demonstrated that there are no other reasonable alternatives.

C.13.4.6 INFRASTRUCTURE AND INSTITUTIONAL USES

A range of infrastructure, including *institutional uses*, will be permitted in all land use designations on Schedule "C.13.C", except where not permitted in the NHS in accordance with Sections C.13.4.1 and C.13.6.5 of this Secondary Plan.

C.13.4.6.1 General Parks and Open Space

It is the goal of this Secondary Plan to create a desirable and high-quality parks and open space system through a mix of passive and active spaces that support the strategic objectives of the Town of Milton Park and Recreation Strategy. The intent is to provide for a variety of parks and public open spaces distributed throughout the Neighbourhood Areas of the Secondary Plan to maximize walkability with a focus on delivering parks that provide

opportunities for residents to be physically active. The focus on developable parkland to support outdoor recreation facilities does not diminish the importance of achieving an overall system of public open space that can provide a range of outdoor recreation facilities and park amenities.

Within the Britannia Secondary Plan, the parks and open space system and the *active transportation* system (per Section C.13.4.2.2), are identified on Schedules “C.13.B” and “C.13.C” and further detailed in Section C.13.6.4 of this Secondary Plan.

The locations of these elements, where identified, are conceptual. The exact location and configuration may be modified without amendment to this Official Plan and established through the development of Tertiary Plans, as required in Section C.13.7.5 of this Secondary Plan, and development approval process. The Tertiary Plans will achieve a distribution that maximizes access to residents within a short walk of a park or public open space. Parks and Villages Squares are encouraged to be connected to the *active transportation* network.

C.13.4.6.2 Places of Worship

The intent is to ensure sufficient opportunities for places of worship are provided to service the residents of the Secondary Plan, recognizing the diverse needs of various faith groups, including consideration for accommodating a range of major and minor sites.

A ~~total of a minimum~~ six (6) major place of worship ~~reserve~~ locations, shall be identified ~~through~~ the Tertiary Plan ~~process for the entire Secondary Plan area~~, generally distributed with one location per Neighbourhood. The Town shall encourage the shared use of place of worship locations with other *institutional uses*. These sites should be developed in accordance with Section C.13.6.1 of this Secondary Plan and Sections B.2.5.3.13 to B.2.5.3.15 of this Official Plan and may be zoned to also permit alternative use(s). The sites shall be subject to a Holding Zone which shall only be permitted to be removed three (3) years after a subdivision is draft approved and subject to satisfying the following conditions of draft approval:

- a) It must be demonstrated at the time of zoning, that notice has been given to faith groups, from the stakeholder list available from the Town, to make the identified locations available;
- b) The owner provides details to demonstrate how the alternative *development* can be accommodated on the site, including but not limited to, the provision for any public roads required to accommodate the alternative use; and,
- c) If following the three (3) year reservation period, no arrangements have been made for acquisition of the identified locations for a place of worship, the underlying land use designation shall apply without further amendment to the Official Plan.

Minor places of worship may be accommodated within the Neighbourhood Commercial Mixed Use, Urban Village Centre, or the Evolving Neighbourhood designation in accordance with Section C.13.6.1, C.13.6.2 and C.13.6.3 of this Secondary Plan.

C.13.4.6.3 Emergency Response Facilities

A range of emergency response services (e.g., ambulance, fire, police) will be required to serve the Britannia Secondary Plan. Such services will be encouraged to locate in shared facilities. Further, notwithstanding any other policies of this Official Plan, emergency response facilities are permitted in any land use designation other than the NHS designation [or within hazardous lands or hazardous sites](#), and shall be designed and developed in a manner which is compatible with the surrounding neighbourhood.

At a minimum, one (1) fire station shall be identified through the Tertiary Plan process.

C.13.4.6.4 Schools

The intent of the Secondary Plan is to provide sufficient education opportunities in proportion to residents and to maximize walkability by equally distributing schools throughout the Neighbourhood Areas and in consideration of major roads. Schools shall be provided in accordance with Section C.13.6.4.7.

C.13.4.6.5 Co-Location

Schools, Libraries, Community Centres, Parks and places of worship shall be encouraged to co-locate where possible. Schools, Libraries and Community Centres should be developed in more urban, compact forms for land efficiency.

C.13.4.7 ARCHAEOLOGICAL RESOURCES

In accordance with the policies of Sections B.2.10.3.29 and B.2.10.3.30 of this Official Plan, the *Town* has determined the potential for impacts to archaeological resources based on the Stage 1 Archaeological Assessment completed as part of this Secondary Plan. Landowner engagement with First Nations is encouraged prior to commencement of tertiary planning and shall be undertaken prior to commencement of additional archaeological assessment, particularly for those lands that require subsequent stages of archaeological assessment.

C.13.4.8 EXISTING AGRICULTURAL OPERATIONS

Within the Britannia Secondary Plan, agricultural uses are permitted as interim uses until the lands are developed in accordance with the policies of this Secondary Plan. An Agricultural Impact Assessment on potential impact of urban *development* on existing agricultural operations, including the requirement for compliance with Minimum Distance Separation formulae does not apply within the Britannia Secondary Plan.

C.13.4.9 GREEN INNOVATION PLAN

C.13.4.9.1 The *Town* will encourage inclusion of energy efficient housing in the Britannia Secondary Plan and residential buildings that meet or exceed building code standards for energy efficiency through voluntary adoption or by promoting programs such as Energy Star.

C.13.4.9.2 The *Town* shall encourage installation of Electric Vehicle charging stations.

C.13.5 COMMUNITY STRUCTURE

The Community Structure shown on Schedule "C.13.A", provide an overall framework for the Britannia Secondary Plan. Key Community Structure elements include Neighbourhoods, an Urban Village Centre, Neighborhood Nodes, Omagh, NHS, and Roads and Active Transportation Network.

Discrete land use designations are shown on Schedule "C.13.C" and detailed in Section C.13.6 of this Secondary Plan.

C.13.5.1 TERTIARY PLANS

Tertiary Plans will be prepared, by the landowners for the Secondary Plan, which provide for a more detailed level of planning and are to be endorsed by Council. ~~Notwithstanding the foregoing, the Tertiary Plan for Omagh may be undertaken by the Town if directed by Council.~~

The Tertiary Plans are intended to implement the policies of this Secondary Plan providing more detail than the Secondary Plan to inform *development*. The Tertiary Plans will be prepared to the satisfaction of the *Town* in consultation with applicable *Public Agencies* and will demonstrate how *development* will proceed in a coordinated manner, addressing infrastructure servicing, natural hazard management and risk mitigation, natural heritage protection, impacts on the Regional and local road networks (including the *active transportation* facilities within them), parks and open space, linkages, and staging, to the satisfaction of the *Town*. The Tertiary Plans will provide a framework for coordinating *development* that spans multiple owners and properties to ensure that the policies and intent of the Secondary Plan and Britannia Secondary Plan Urban Design Guidelines are achieved.

The ~~submission-processing~~ of development applications in the Secondary Plan may occur prior to Council endorsement of the Tertiary Plan if the *Town* deems the Tertiary Plan to be substantially advanced. Substantially advanced means at a point where there is sufficient information for the *Town* to make informed decisions on planning applications consistent with the Secondary Plan ~~and MESP~~. In accordance with Section B.5.4.3.6 and B.5.4.3.7 of

this Official Plan, Section C.13.7.5.32 of this Secondary Plan sets out the requirements for Tertiary Plans [including the phasing and staging plan](#).

Tertiary Plans shall be prepared in accordance with the boundaries shown on Schedule "C.13.E". [Adjustments to a Tertiary Plan to include the Omagh Area in the future is permitted without amendment to this Plan, provided it can be demonstrated that all of the policies of Section C.13.5.2 are met.](#)

Where the Tertiary Plans are not consistent with the intent of the Secondary Plan an amendment to this Official Plan will be required.

C.13.5.2 NEIGHBOURHOODS

Five Neighbourhood Areas as identified on Schedule "C.13.A" are the fundamental structural element of the Britannia Secondary Plan. Each Neighbourhood Area should be planned to deliver a full range and mix of uses including retail commercial uses, parks, schools, a place of worship and a range and mix of housing types and be designed as a complete, walkable neighbourhood.

Development within the Neighbourhood Areas will achieve the overall population, employment and gross density targets of the Secondary Plan. In addition to the overall targets established for the Secondary Plan, the following are the density targets for each Neighbourhood:

	Density Target (residents + jobs per hectare)
Central Neighbourhood	84
East Neighbourhood	75
North Neighbourhood	72
South Neighbourhood	67
West Neighbourhood	72
Total Secondary Plan Area*	75

* Total Secondary Plan Area density includes Omagh.

The density target will be calculated across all lands excluding the Natural Heritage System, Hazard Lands, utility corridors and cemeteries.

The distribution of land uses and housing types will be further articulated through the preparation of Tertiary Plans in accordance with the land use policies and housing mix goals

identified in Section C.13.6 and C.13.4.4 of this Secondary Plan with a goal to achieve opportunities for places to live, work, recreate and shop within a short walk within each Neighbourhood. The Tertiary Plans will demonstrate how each Neighbourhood Area will, achieve the assigned targets and contribute to the overall population, employment and density targets for the Secondary Plan, as well as the distribution of land uses, community facilities, the local road network, *active transportation* network and open space system and are further defined in Section C.13.7.5.[32](#).

Within each Neighbourhood, at least one (1) major place of worship location shall be identified in accordance with the Evolving Neighbourhood policies of Section C.13.6.1 and implemented through the Tertiary Plan process.

Within each Neighbourhood, Local Commercial sites shall be provided. Local Commercial sites are encouraged adjacent to a Village Square in accordance with the Evolving Neighbourhood policies of Section C.13.6.1.

It is expected that the Neighbourhood Areas will continue to evolve to accommodate additional growth through appropriate forms of *intensification* within the planned intent of the land use designations of this Official Plan. All permitted residential unit types within a land use designation are considered inherently *compatible*. In this regard, proposals for *intensification* shall be encouraged for the full range of permitted residential uses within the applicable land use designation, without the need to demonstrate unit type compatibility.

C.13.5.3 URBAN VILLAGE CENTRE

The Urban Village Centre at the intersection of Britannia Road and James Snow Parkway is intended to be a major focal point for the Secondary Plan, and shall be planned with a mix of commercial, institutional, and residential uses in the form of tall and mid-rise residential buildings to provide transit-supportive densities, as well as limited grade-related residential uses (excluding single and semi-detached units), and shall evolve as a strategic *intensification* area. The Urban Village Centre shall support the extension of transit supportive *development*, including the potential for a transit station, along the major arterial corridors of James Snow Parkway and Britannia Road.

Commercial uses are to be located within the Urban Village Centre to serve the residents of multiple neighbourhoods and the travelling public in a transit accessible location.

C.13.5.4 NEIGHBOURHOOD NODES

Neighbourhood Nodes are envisioned as minor centres of activity, generally intended to serve the local Neighbourhood Area residents. Neighbourhood Nodes are intended as the central focal points of activity for each Neighbourhood Area, and are to accommodate the retail commercial, institutional and recreation uses that serve the Neighbourhood. Generally, shall be located at the intersection of key arterial and collector roads central to each

Neighbourhood Area in order to optimize walkability for residents of the surrounding Neighbourhood Area that will rely on these uses daily. It is also intended that Neighbourhood Nodes will be a focus for concentrations of more intense forms of housing within walking distance of potential local transit stops. Neighbourhood Nodes shall be designed with consideration for its longer-term evolution.

C.13.5.5 OMAGH

~~Omagh has a special character, which reflects its significant cultural heritage and relationship to the NHS. New infill development and redevelopment will be expected to complement and enhance its special character.~~

The Omagh designation on Schedules "C.13.A" to "C.13.E" is an overlay designation. For the lands in Omagh within the Britannia Secondary Plan, the underlying land use designation in Omagh is Evolving Neighbourhood. ~~In addition to the policies of the underlying land use designation prescribed in this Secondary Plan, lands identified as Omagh are subject to Section B.3.15 of this Plan including the completion of Heritage Impact Assessments for cultural heritage resources with merit for preservation. The Tertiary Plan policies of C.13.5.1 and C.13.7.5.3 do not apply to Omagh. For the lands in Omagh within the Boyne Secondary Plan, the underlying land use designation is in accordance with the Boyne Secondary Plan.~~

~~Other than legally established existing uses, no new development shall be permitted in this area until the detailed land uses and urban design standards have been determined through a Tertiary Plan process, which will address transportation, servicing, cultural heritage, natural heritage and natural hazard issues, and ensure any development reflects the unique character of this area.~~

~~Omagh includes lands within the Britannia Secondary Plan and the Boyne Secondary Plan. Although the lands are located within two Secondary Plans, Omagh shall be planned cohesively and comprehensively through a unified Tertiary Plan. The Tertiary Plan shall fulfill the requirement for a detailed plan as described in policies C.10.3.2.11 and C.10.5.12 of the Boyne Secondary Plan.~~

C.13.5.6 NATURAL HERITAGE SYSTEM (NHS)

The NHS is delineated on Schedules "C.13.A" to "C.13.E" of this Official Plan. Components of the NHS are outlined in Sections B.4.9.1.2 and B.4.9.1.3 of this Official Plan.

C.13.5.7 ROAD AND ACTIVE TRANSPORTATION NETWORK

The Road and *Active Transportation* Networks have been identified on Schedule "C.13.B" to ensure that the street and off-road system and facilities are integrated and designed to provide maximum opportunities for *active transportation* including pedestrian, bicycle and other similar movements as well as access to public transit.

The intent is to provide a well-connected and continuous grid-pattern street network, while recognizing constraints such as the NHS that limit the achievement of a completely connected street network.

A Linear Greenspace is identified along the lands designated Greenspace on Schedules "C.13.A" to "C.13.E" of this Official Plan which encompass a pipeline right-of-way. The pipeline right-of-way is intended to be used as a primary east-west *active transportation* corridor across the Secondary Plan. Given its function as a utility pipeline appropriate setbacks for structures must be maintained in accordance with Section C.13.4.3.3 of this Secondary Plan. For clarity, while permanent structures are not permitted, *active transportation* facilities can be accommodated within the easement adjacent to the pipeline. Parks, Village Squares and other public uses are encouraged to locate adjacent to the pipeline right-of-way to activate the corridor.

C.13.6 LAND USE POLICIES

The applicable land use policies of Sections B.3 and B.4 of this Official Plan, together with the additional policies in this section, shall apply to the lands in the Britannia Secondary Plan in accordance with the land use designations on Schedule "C.13.C".

C.13.6.1 EVOLVING NEIGHBOURHOOD DESIGNATION

C.13.6.1.1 It is the intent of this Secondary Plan to provide for a broad range of housing forms and supportive uses throughout each Neighbourhood Area. Within the Evolving Neighbourhoods designation shown on Schedule "C.13.C" the following uses are permitted:

- a) Residential uses in accordance with the policies of Section C.13.4.4, C.13.5.1, C.13.5.2 and C.13.6.1.2;
- b) Local Commercial uses in accordance with Section B.3.4.4 of this Official Plan. Local Commercial uses are encouraged to be located adjacent to a Village Square and shall generally not exceed the typical size of a local commercial use (930m²) and may be in the form of live-work units, small scale mixed use buildings or single use buildings;
- c) Major places of worship in accordance with Sections B.2.5.3.13 to B.2.5.3.15 of this Official Plan, long-term care and assisted living facilities provided they can take access from a collector or arterial road and are generally located adjacent to Neighbourhood Commercial Mixed Use or Urban Village Centre designations to allow for synergies in uses, shared parking arrangements, to minimize disruption in residential areas and on the local road network, and where there is access from *active transportation* and transit routes;
- d) Minor places of worship in accordance with Sections B.3.2.3.6 and B.3.2.3.7. Minor places of worship should generally be provided adjacent to a Village Square or school and generally does not exceed the typical size of a local commercial use (-930m²); and,

- e) Local *institutional uses* ([including elementary and secondary schools](#)) in accordance with Sections B.3.2.3.6, B.3.2.3.7, and C.13.6.4.

C.13.6.1.2 Building heights should not exceed four storeys. Notwithstanding the foregoing, locations to accommodate additional building height up to eight storeys may be considered through ~~the Tertiary Plan subsequent planning processes~~, without amendment to the Secondary Plan, subject to the following requirements:

- a) The lands are located along an arterial road (i.e. James Snow Parkway or Britannia Road);
- b) The lands are located within a 500 metre radius of an existing or planned transit stop;
[and](#)
- ~~e) The development is compatible with and is appropriately designed and transitioned to the surrounding area; and;~~
- ~~d)c) Sufficient institutional uses and parks are provided in accordance with Section C.13.7.5.32 of this Plan.~~

C.13.6.2 URBAN VILLAGE CENTRE DESIGNATION

C.13.6.2.1 The Urban Village Centre designation on Schedule “C.13.C” is generally located at the Britannia Road and James Snow Parkway intersection to serve the surrounding community and optimize opportunities for access to local transit service.

In accordance with Section C.13.5.3, the Urban Village Centre designation is intended to provide a range and mix of uses within each location and permits the following uses in a stand-alone or mixed-use building format:

- a) Residential uses excluding single and semi-detached dwellings;
- b) Retail and commercial uses;
- c) Major places of worship in accordance with Sections B.2.5.3.13 to B.2.5.3.15 of this Official Plan and are encouraged to be in a mixed-use format;
- d) Minor places of worship in accordance with Sections B.3.2.3.6 and B.3.2.3.7 and provided the use [generally](#) does not exceed [the typical size of a local commercial use \(930m²\)](#);
- e) Community Centre; [and](#)
- f) Local *institutional uses* ([including elementary and secondary schools](#)) in accordance with Sections B.3.2.3.6, B.3.2.3.7, and C.13.6.4.

C.13.6.2.2 Building heights shall not exceed 25 storeys.

C.13.6.2.3 The combined area of Urban Village Centre designated areas shall provide a minimum of [4934,000 m²](#) of ~~non-residential~~[retail and commercial](#) gross floor area. Any gross floor area related to a major place of worship and/or a community centre does not contribute to the minimum ~~non-residential~~ gross floor area.

C.13.6.2.4 [The boundaries of the Urban Village Centre designated area as shown conceptually on Schedule "C.13.C" may be refined through the Tertiary Plan process and may be adjusted without amendment to the Plan so long as the general area is maintained.](#)

C.13.6.3 NEIGHBOURHOOD COMMERCIAL MIXED USE DESIGNATION

C.13.6.3.1 The Neighbourhood Commercial Mixed Use designation on Schedule "C.13.C" is generally located at arterial and collector road intersections in order to serve the surrounding Neighbourhood, maximize walkability and optimize opportunities for access to local transit service.

In accordance with Section C.13.5.4, the Neighbourhood Commercial Mixed Use designation is intended to provide a range and mix of uses within each location and permits the following in a stand-alone or mixed-use building format:

- a) Residential uses excluding single and semi-detached dwellings;
- b) Retail and commercial uses;
- c) Minor places of worship in accordance with Sections B.3.2.3.6 and B.3.2.3.7 and provided the use [generally](#) does not exceed [the typical size of a local commercial use \(930m²\)](#); and,
- d) Local *institutional uses* ([including elementary and secondary schools](#)) in accordance with Sections B.3.2.3.6, B.3.2.3.7, and C.13.6.4.

C.13.6.3.2 The maximum height of buildings shall not exceed 15 storeys and shall be designed to ensure compatibility with adjacent *development*.

C.13.6.3.3 The combined area of Neighbourhood Commercial Mixed Use designated areas, within each Neighbourhood Node, shall provide a minimum of 103,000 m² of ~~non-residential~~[retail and commercial](#) gross floor area.

C.13.6.3.4 [The boundaries of the Neighbourhood Commercial Mixed Use designated areas as shown conceptually on Schedule "C.13.C" may be refined through the Tertiary Plan process and may be adjusted without amendment to the Plan so long as the general area is maintained.](#)

C.13.6.4 INSTITUTIONAL USES

Notwithstanding the policies of Section B.2.5, *development of institutional uses* such as parks, open space, and schools, shall be provided where identified on Schedule "C.13.C" or as more precisely located through the Tertiary Plans, and shall be subject to the policies of this subsection.

The Drumquin District Park and Omagh Neighbourhood Park are existing parks and do not form part of the Planning Act requirement for parks in the Secondary Plan.

C.13.6.4.1 Community Park

Community Parks are intended to serve all residents in the *Town* and should be co-located with major indoor recreation facilities and should include a range of outdoor recreation facilities such as sports fields, hard surface sport courts, and spectator facilities, in addition to park amenities such as playgrounds, spray pads etc. Generally, Community Parks will be at least 21 hectares in size, configured to provide a range of outdoor recreation facilities, and located with frontage on an arterial road.

Unless other arrangements are made to the satisfaction of the Town, one (1) Community Park shall be included in the Secondary Plan area. If the Community Park is located within the Britannia Secondary Plan area, it is encouraged to be adjacent to lands required for a community centre and other *institutional uses* such as a secondary school, library, or place of worship. If the Community Park is located outside of the Britannia Secondary Plan area, lands required for a community centre shall be co-located with a District Park.

C.13.6.4.2 District Park

District Parks are intended to serve multiple Neighbourhood Areas within the Secondary Plan and should include major outdoor recreation facilities such as sports fields, hard surface sport courts, and limited spectator facilities, in addition to park amenities such as playgrounds, spray pads etc. Generally, District Parks will be approximately 7.5 hectares in size, configured to provide a range of outdoor recreation facilities. The location of District Parks are generally identified on Schedule "C.13.C". The locations ~~and sizes~~ may be refined through the Tertiary Plans ~~without amendment to the Plan and where possible provided they are~~ located in proximity to ~~mixed-use~~ ~~mixed-use~~ areas ~~such as Neighbourhood Commercial Mixed Use and Community Commercial Mixed Use designations~~ and should have access along an arterial or collector road.

A minimum of ~~three (3)~~ ~~four (4)~~ District Parks shall be included in the Secondary Plan and be distributed to equally serve the population. It is encouraged that District Parks are co-located adjacent to lands required for *institutional uses* such as a Secondary School or Elementary School.

C.13.6.4.3 Neighbourhood Park

Neighbourhood Parks are intended to serve neighbourhoods within the Secondary Plan and should provide outdoor recreation facilities including sports fields, hard surface sport courts, as well as park amenities such as playgrounds, and spray pads etc. Generally, Neighbourhood Parks will be approximately 3.0 ~~to 4.0~~ hectares in size. The location of Neighbourhood Parks are generally identified on Schedule "C.13.C". The locations may be refined through the Tertiary Plans provided they are distributed within a short walk for most residents in the Secondary Plan.

A Neighbourhood Park shall be included in each Neighbourhood. It is encouraged that Neighbourhood Parks are co-located adjacent to lands required for an Elementary School and have frontage along a minimum of one public street.

C.13.6.4.4 Village Squares

Village Squares are intended to serve neighbourhoods within the Secondary Plan and are primarily expected to provide park amenities such as playgrounds and open, active recreation areas. Generally, Village Squares will be approximately 0.43 hectares in size. The location of Village Squares are generally identified on Schedule "C.13.C". The locations may be refined through the Tertiary Plans provided they are distributed within a short walk for most residents in the Secondary Plan.

Each Neighbourhood shall accommodate at least three (3) Village Squares. Village Squares should be located in areas of the neighbourhoods that do not have good access to other recreation, parks or public open space opportunities. Village Squares should have frontage along a public street, generally along two sides of the square, and may be provided as Privately Owned Public Spaces (POPS), [which shall not be credited for parkland dedication, unless otherwise agreed to with the Town.](#)

C.13.6.4.5 Privately Owned Public Spaces (POPS)

Privately Owned Public Spaces (POPS) are encouraged to be integrated into the public realm network, especially within Neighbourhood Nodes and Urban Village Centre to provide passive open space and complementing planned parks and natural areas. [POPS shall not be credited for parkland dedication, unless otherwise agreed to with the Town.](#)

C.13.6.4.6 Greenspace Designation

Greenspace lands are intended to provide open space connections to the NHS, where appropriate; these may include utility rights-of-way.

Greenspaces are generally intended for passive recreational uses (which shall not be credited for parkland dedication, unless otherwise agreed to with the Town) and to support the establishment of the *active transportation* system. Within the Britannia Secondary Plan, the [Greenspace](#) designation consists of the Linear Greenspace and is intended as a utility pipeline and major east-west *active transportation* corridor through the Secondary Plan.

C.13.6.4.7 Schools

Schools will generally be developed in accordance with Sections B.2.5.3.9 to B.2.5.3.12 of this Official Plan and as shown by symbols on Schedule "C.13.C". School Boards shall be consulted on school requirements and locations through the Tertiary Plan process.

The Secondary Plan identifies the need for thirteen (13) Elementary Schools and ~~three~~^{four} (34) Secondary Schools.

Schools are permitted in all land use designations except the NHS or within hazardous lands or hazardous sites. It is strongly encouraged that compact schools and school sites be achieved where possible through multi-storey buildings, joint use of buildings, parking areas, ~~and~~ open space, the use of adjacent roads for visitor parking, and other means to reduce land requirements. Schools should be designed for optimal efficiency through more compact urban forms with multiple level schools integrated with other facilities and uses, where appropriate.

Elementary Schools are preferably located on a collector road and Secondary Schools are preferably located at the intersection of an arterial road and collector road, to encourage transit utilization and *active transportation*. Where feasible, schools are encouraged to be co-located with public parks and/or other *institutional uses* (e.g., public library).

It is recognized that the location of schools on Schedule "C.13.C" is conceptual and is intended to identify general potential locations for these facilities. The Tertiary Plan process shall further define the number and locations of schools without amendment to this Official Plan. If it is determined that the lands are not required for a school, where identified, the underlying land use designation shall apply without further amendment to this Official Plan.

C.13.6.5 NATURAL HERITAGE SYSTEM (NHS) DESIGNATION

The NHS is to be integrated in settlement areas to preserve and enhance biological diversity and *ecological functions*. Within the Britannia Secondary Plan, the NHS is depicted on Schedules "C.13.A" to "C.13.E" and is designated in accordance with the policies of Section B.4.8 and B.4.9 of this Official Plan. Preliminary refinements to the NHS have been incorporated into this Secondary Plan through input from the South Milton Subwatershed Study (SWS) and ROPA 38 Minutes of Settlement. Further refinements to the NHS including additions, deletions and/or boundary adjustments to the NHS, may occur without amendment to this Plan where they are supported by either a SWS, *MESP*, *DAEFSS*, and/or *EIA* or equivalent study and approved by the *Town* in consultation with the *Conservation Authority* where it relates to regulated areas. Refinements to the NHS will be in effect on the date of an approval under a *Planning Act* process.

The lands within the NHS designation shall be acquired by the *Town* in accordance with the policies of Section C.13.7.2.1 of this Secondary Plan.

C.13.6.5.1 Permitted Uses

The NHS designation on Schedules "C.13.A" to "C.13.E" permits uses subject to the policies of Sections B.4.8 and B.4.9 of this Official Plan.

C.13.6.5.2 Criteria for Buffers

The NHS as shown on Schedules “C.13.A” to “C.13.E” includes buffers that are an important component to the overall NHS and are required to protect *Key Features* and *ecological functions* by mitigating the impacts of proposed *development or site alteration*. Consistent with the SWS, buffer widths will be determined through a *MESP*, *DAEFSS*, an *EIA* and/or equivalent study, provided that these studies are accepted by the Town, and in accordance with C.13.6.5 of the Secondary Plan and B.4.9.3.12 of this Official Plan.

Formatted: Font: Italic

The final buffers will:

- Consider adjacent land uses, and sensitivity and significance of the *Key Features*, watercourses and their *ecological functions*. Consideration shall also be given to additional mitigation opportunities such as fencing or *additional buffer planting*.
- In conjunction with other potential mitigative measure, avoid *negative impacts* on *Key Features* and their *ecological functions*; and
- Conform with the relevant goals, objectives and policies of the NHS in the Secondary Plan and Official Plan and conform with relevant Provincial legislation, regulations and policies to the satisfaction of the Town, in consultation with the *Conservation Authority* where it relates to regulated areas.

C.13.6.5.3 Linkages

The NHS as shown on Schedules “C.13.A” to “C.13.E” includes Linkages that are intended to provide connectivity supporting the *ecological functions* related to the long term movement of plants and animals between *Key Features* and provide an important contribution to the long term sustainability of the NHS.

Linkages, discussed in the SWS shall be further studied and explored through the *MESP* and be in conformity with the relevant goals, objectives and policies of the NHS in this Plan, the Official Plan and the Regional Official Plan. The extent and location of the linkage can be assessed through the *MESP*, *DAEFSS* and/or *EIA* or equivalent study in the context of both the scale of the abutting land use and the *ecological functions* they contribute to the NHS. The linkage shall be designed to support a range of community and ecosystem processes enabling plants and animals to move between *Key Features* over multiple generations. Refinements to identified Linkages may occur through the *MESP*, *DAEFSS* and/or *EIA* or equivalent study provided that the study is accepted by the Town, and in accordance with C.13.6.5 of the Secondary Plan and B.4.9.3.12 of this Official Plan.

C.13.6.5.4 Refinements to Watercourses, Natural Hazards, Wetlands and Headwater Drainage Features

Consistent with Section C.13.6.5, refinements to the NHS may include realignment of headwater drainage features, watercourses and associated flooding and erosion hazards as well as changes to wetlands, consistent with the directions of the SWS. The alignment, configuration and characteristics of the realigned headwater drainage features, watercourses, and/or flooding and erosion hazards, as well as any changes to wetlands are to be refined through *MESP*, *DAEFSS* and/or *EIA* studies or equivalent study, to the satisfaction of the *Town* and *Conservation Authority*.— Consistent with the directions of the SWS, to support realignment designs, these studies will include aquatic, terrestrial, fluvial geomorphological, surface water, groundwater, slope stability, and ecological linkage assessments, where applicable, and identify the location, length, width, design elements and functions of the refined watercourses/headwater drainage features.—Refinements will be integrated with community planning design objectives and will be moved to a location where form and function can be replicated, is contiguous with other *natural features* where possible, and will provide an ecological linkage to *Key Features*, where applicable.— Realignment will demonstrate no *negative impacts* to adjacent *Key Features*.— Refinements to watercourses, natural hazards and wetlands where required will be addressed to the satisfaction of the *Town*, ~~and in consultation with~~ the *Conservation Authority* where it relates to regulated areas. The limits of areas regulated by the *Conservation Authority* will be confirmed through future study and may extend beyond the NHS as conceptually illustrated on Schedules C.13.A to C.13.E.

Formatted: Font: Italic

Based on future studies, refinements to these features and/or areas, may be made without an amendment to this Plan.

C.13.6.5.5 Enhancements to Key Features

Enhancements to the *Key Features* shall be studied through the *MESP*, *DAEFSS*, and/or *EIA* or equivalent study.— As per Section C.13.6.5, and considering overall community design objectives and SWS direction, the NHS may be refined to incorporate Enhancements to *Key Features* that are ecologically supporting areas adjacent to individual Key Natural Features or measures internal to individual *Key Features* that increase the ecological resilience and function of *Key Features*.

C.13.7 IMPLEMENTATION

Further to and in accordance with, Section B.5.0 of this Official Plan, the following policies are applicable to the Britannia Secondary Plan.

C.13.7.1 PHASING AND FINANCE

C.13.7.1.1 *Development* in the Britannia Secondary Plan shall proceed in phases, shown on Schedule "C.13.D". The Phases should proceed in accordance with the extension of water and

wastewater servicing infrastructure, beginning with Phase 1. Development Stages within each Phase shall be detailed within the Tertiary Plans.

C.13.7.1.2 Within each phase, *development* shall be sequenced to ensure:

- a) There is availability and efficient use of public *infrastructure* and services, where each Neighbourhood is delineated to include a school, park, retail commercial uses and place(s) of worship as part of a *complete community*;
- b) *Development* proceeds in a manner that is supportive of transit services;
- c) Services and required *infrastructure* are provided as part of each Neighbourhood in a fiscally responsible manner consistent with the objectives of this Secondary Plan, in accordance with the *Region's* Integrated Master Plan, the Development Charges Background Study, and the *Region's* Financing Policies for Growth Infrastructure and all applicable legislation and which does not impose a financial burden on the *Town* or the *Region* beyond that planned for and approved by Council;
- d) The progression of *development* will follow a logical sequence to ensure the creation of complete Neighbourhoods, minimizing the extent to which future residents are exposed to construction; and,
- e) There is an appropriate range and mix of housing types, including *affordable* and/or *assisted housing*, to achieve the targets of this Secondary Plan.

Formatted: Font: Italic

Formatted: Font: Italic

Formatted: Font: Italic

Formatted: Font: Italic

C.13.7.1.3 Prior to the approval of any *development* applications, the following must be satisfied:

- a) Prior to proceeding with *development* beyond the first stage in any Tertiary Plan Area, a minimum of 75% of the gross developable Evolving Neighbourhood area of participating lands (those lands party to the *Town's* financial and landowner cost sharing agreement) shall have draft plan or site plan approval;
- b) Regional municipal water and wastewater services are available to be extended to the lands in the subject Tertiary Plan stage and adequate local water and wastewater servicing capacity has been confirmed by the *Region*;
- c) ~~Satisfactory a~~ Arrangements have been made ~~with to the satisfaction of~~ the *Town* to ensure the early delivery of projected *institutional uses* (including elementary and secondary schools), parks, off-street trails and components of the *active transportation* system and transit facilities to support growth;
- d) An updated Long-Term Fiscal Impact Assessment of Growth incorporating the Britannia Secondary Plan has been prepared ~~to the and approved by Town's satisfaction Council~~;
- e) The *Town* has in full force and effect, and not subject to appeal for changes applicable to the Secondary Plan, a Development Charges By-law enacted under the Development Charges Act, 1997 or any successor legislation, identifying and imposing charges applicable to the lands in the Secondary Plan;

Formatted: Font: Italic

- f) The recommendations of the Long-Term Fiscal Impact Assessment of Growth are secured through agreements with the *Town* and/or *Region* and affected parties as permitted by legislation and to the satisfaction of the *Town Council* in accordance with Section C.13.7.1 of this Official Plan;
- g) The recommendations of the *Region's* financial plan are secured through agreements with the *Town* and/or *Region* and affected parties as permitted by legislation; and,
- h) Any financial and other requirements of the *Town* and *Region* to support sustainable growth, pursuant to applicable legislation are satisfied.

C.13.7.1.4 Notwithstanding Section C.13.7.1.3.a) and C.13.7.1.7.d):

- a) Public *infrastructure* such as roads, parks, fire halls, schools, and servicing facilities may proceed at any time, subject to the availability of servicing *infrastructure* and other requirements both at the local and Regional levels;
- b) Notwithstanding the phasing policies above, in no case will one landowner or group of landowners be permitted to unreasonably delay the normal progression of residential growth. Where unreasonable delay is occurring in Phase 1 as determined at the *Town's* sole discretion, applications may be accepted in Phase 2 if it is demonstrated, to the satisfaction of the *Town* and in consultation with the *Region*, that there are no negative impacts on the *Town* or *Region*, including from land use planning, *infrastructure*, financial impact perspectives and the Regional Allocation Program;
- c) The *Town* may, at its sole discretion, determine to accept and approve an application for *development* in a subsequent Tertiary Plan stage, if it is determined by Council that the *development* for which such application is made is in accordance with the general purpose and intent of this Secondary Plan and if it is demonstrated, to the satisfaction of Council and in consultation with the *Region*, that there are no negative impacts on the *Town* or *Region*, including from land use planning, *infrastructure*, financial impact perspectives and the Regional Allocation Program; and,
- d) The provision of parkland may be permitted without reference to the phasing policies subject to the availability of any required *infrastructure* to service the park areas.

Formatted: Font: Italic

Formatted: Font: Italic

Formatted: Font: Italic

Formatted: Font: Italic

Formatted: Font: Italic

C.13.7.1.5 Prior to final approval of each plan of subdivision, all requirements of the *Town* and the *Region* shall be satisfied, and confirmation shall be received from *utility* providers and school boards that appropriate services and facilities can be accommodated.

Formatted: Font: Italic

C.13.7.1.6 All new urban *development* in the Britannia Secondary Plan shall be connected to the municipal water and wastewater systems, subject to the Regional Allocation Program and Regional Development Charges By-law. Further, in accordance with the purpose of this Secondary Plan set out in Section C.13.1.1 applications for *development* in the Secondary Plan area shall only be approved by Council, and *development* shall only proceed when:

- a) Council is satisfied that the landowners within the Secondary Plan have entered into any agreement(s), as the *Town* may be permitted to require, for the provision of funds or the provision of service or both, and that as part of any agreement, provisions have been made to the satisfaction of Council for any funds or services which may be required of any future landowners in the future in order for the *development* of the Secondary Plan to proceed as planned. In order to reflect circumstances that may apply to an individual Phase or Stage of *development* within the Secondary Plan, the *Town* may require a separate agreement or agreements with the landowners within such Phase or Stage. Notwithstanding that a landowner may not be an original party to any agreement(s) contemplated by this Secondary Plan, all landowners shall be required, as permitted, to enter into any agreement(s) that may be required by this section, as if such landowners had been original signatories to that agreement and that prior to processing any development applications by any non-original landowners, the *Town* shall be provided to the satisfaction of Council with confirmation that such landowners have agreed to be bound by the terms of the original agreements, and have made appropriate arrangements with the original signatory landowners;
- b) Landowners within the Secondary Plan have entered, or will enter, into a private cost-sharing agreement(s) amongst themselves to address the distribution of costs of *development* for the provision of matters such as *community and infrastructure facilities*;
- c) Landowners within the Secondary Plan have entered, or will enter, into an Allocation Agreement with the *Region* addressing the provision of water and wastewater servicing and roads;
- d) Landowners within the Secondary Plan have entered ~~or will enter~~, into a Master Parks and Trails Agreement with the *Town* to facilitate *Town* acquisition of an optimal type and distribution of parkland throughout the entire Secondary Plan;
- e) Water treatment and distribution and wastewater collection and treatment are available in accordance with *Town* and Regional policies;
- f) An Area Servicing Plan for the Britannia Secondary Plan has been completed to the satisfaction of the *Town* in consultation with the *Region*;
- g) *Development* staging has been established as part of the Tertiary Plan process;
- h) The applicable Tertiary Plans have been endorsed by *Town* Council and are consistent with this Secondary Plan;
- i) The *MESP* and *DAEFSS* or other *applicable equivalent* environmental studies have been completed to the satisfaction of the *Town*, in consultation with any other appropriate *Public Agency*;
- j) The *Town* establishes a monitoring program, in consultation with the *Region*, to track and report on the status of built Single Detached Equivalent units on an annual basis; and,
- k) To facilitate the *development* of an effective local road network, the *Town* and/or *Region* may require multiple landowners in the Secondary Plan Area to enter into an

Formatted: Font: Italic

Formatted: Font: Italic

Formatted: Font: Italic

Formatted: Font: Italic

agreement or agreements amongst themselves or with the *Town* to address matters including, but not limited to, the provision of collector roads to access the arterial road network.

C.13.7.1.7 This Secondary Plan shall require that costs associated with the growth in this area, as with all other areas of the Town, shall be paid for by the anticipated growth in accordance with all applicable and available legislation and the Town, Policy No. 110, Financial Management-Financial Principles, as adopted by Council and as may be amended or replaced by Council in the future. In order to ensure the implementation of this policy, the Secondary Plan:

- a) Shall minimize the financial impacts on existing taxpayers that may arise from the cost of new *development* within the Secondary Plan;
- b) Requires, to the maximum extent possible and practical, the conveyance of lands for *institutional uses* to keep pace with growth in the Secondary Plan to avoid or minimize a reduction in service standards for such facilities, including the conveyance of lands by landowners in advance of draft plan approval;
- c) Requires, to the maximum extent possible and practical, the conveyance of lands for, and the construction of, other public *infrastructure* to keep pace with the growth in the Secondary Plan so that the impacts of such growth can be appropriately managed, both fiscally and physically, including the conveyance of lands by landowners in advance of draft plan approval;
- d) Shall proceed in Phases shown on Schedule "C.13.D". *Development Stages* within each phase shall be delineated through the Tertiary Plan in accordance with the policies of Section C.13.7.1 of this Secondary Plan; and,
- e) Shall manage the progression of *development* in a manner which promotes the achievement of complete, healthy and sustainable neighbourhoods supported by an appropriate range of public *infrastructure*, facilities, services and amenities.

Formatted: Font: Italic

Formatted: Font: Italic

C.13.7.2 LAND CONVEYANCE, OTHER INFRASTRUCTURE AND UTILITIES

C.13.7.2.1 Land Conveyance for Park or Other Recreational Purposes

Land conveyance for park or other recreational purposes shall be in accordance with the provisions outlined in this Official Plan and the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

Unless otherwise agreed to with the *Town*, the following shall not be counted towards land conveyance for park or other recreational purposes:

Formatted: Font: Italic

- Private outdoor amenity space including privately owned public spaces (POPS);
- Landscape buffers, ~~and~~ vistas and open space blocks;
- NHS;
- Greenspace lands;

- *Active transportation* network lands (unless approved within a park);
- Stormwater management lands and associated *buffers*; and,
- Green roofs and sustainability features (unless approved within a park).

C.13.7.2.2 Conditions of draft plan approval or site plan approval, whichever is applicable, shall include, but are not limited to, the following criteria to be effected upon registration of a subdivision agreement or site plan agreement:

- Any ~~Community Park~~, District Park, Neighbourhood Park or Village Square within the plan of subdivision shall be prepared to an acceptable base condition as determined through the *Town's* Engineering and Parks Standards and conveyed to the *Town*;
- School and place of worship sites shall be shown as block(s) on an approved draft plan of subdivision;
- Lands designated NHS, as they may be refined through a Planning Act process in accordance with Section C.13.6.5, have been dedicated to the *Town*, or to the *Conservation Authority* if so, directed by the *Town*;
- Stormwater management facilities have been constructed and dedicated to the *Town*, provided that the *Town* may approve the use of temporary stormwater facilities where it is not yet possible to construct the permanent facilities. If the *Town* approves the use of such temporary facilities, the subdivision agreement or site plan agreement, as applicable shall require the posting of financial securities to the satisfaction of the *Town* for the construction of the permanent facilities; and,
- Lands required for large utility structures shall be shown as block(s) and/or easements on a draft plan of subdivision and the location shall be confirmed as a condition of draft plan approval or site plan approval, to the satisfaction of the utility provider and the *Town*.

C.13.7.3 ZONING BY-LAW

This Secondary Plan shall be implemented by an appropriate amendment(s) to the *Town's* Comprehensive Zoning By-law in accordance with the policies of this Secondary Plan and Section B.5.5 of this Official Plan.

C.13.7.4 CONSENTS

Subdivision of land shall generally take place by plan of subdivision in the Britannia Secondary Plan. Consents may be permitted in accordance with the provisions of Section B.5.7 of this Official Plan and the applicable provisions of this Secondary Plan, provided that any consent shall not prejudice the implementation of this Secondary Plan. Consents may be permitted which result in the assembly of land which is a size and configuration which will provide enhanced opportunities for the implementation of this Secondary Plan, provided that any retained parcel is appropriate for the planned land use.

C.13.7.5 REQUIRED STUDIES PRIOR TO DEVELOPMENT APPLICATIONS

C.13.7.5.1 ~~Pre-Application Submission Requirements~~ Prior to the submission of a Tertiary Plan, a Master Parks and Trails Agreement shall be executed between the landowners within the Secondary Plan and the Town to facilitate Town acquisition of an optimal type and distribution of parkland throughout the entire Secondary Plan.

C.13.7.5.2 Pre-Application Submission Requirements

In order to ensure the implementation of this policy, no development applications shall be ~~processed~~submitted in the Secondary Plan area until:

- a) The Town has substantially advanced a MESP in consultation with any other appropriate Public Agency including the Conservation Authority where it relates to regulated areas;
- b) Phases 1 and 2 of the Municipal Class EA have been completed for road and infrastructure works within the Secondary Plan area; and,
- c) A Tertiary Plan has been endorsed by Council for the *development* area or has been deemed substantially advanced by the Town.

C.13.7.5.3 Tertiary Plan Submission Requirements

Prior to the making of any application for draft plan approval, Tertiary Plans shall be prepared by the landowners in consultation with applicable agencies and submitted in accordance with the policies of Sections B.5.4.3.6 and B.5.4.3.7 of this Official Plan. Prior to draft approval, Draft Plans of Subdivision shall be prepared in accordance with this Secondary Plan and the applicable Tertiary Plan or be supported by explanation for changes to the Tertiary Plan satisfactory to the Town, in consultation with any other appropriate Public Agency. Tertiary Plans for the lands in this Secondary Plan shall address and demonstrate:

- a) The Staging of *development* including:
 - i. The breakdown of anticipated dwellings by type including *affordable housing* and/or *assisted housing* as set out in Section C.13.4.4, non-residential uses by area and type and the associated population and employment for each development stage; and,
 - ii. Water and wastewater servicing strategies for each *development* stage;
- ~~b)~~ The quantum and location of non-residential retail and commercial gross floor area being provided within the Urban Village Centre and Neighbourhood Commercial Mixed Use designated areas. A reduction to the minimum non-residential retail and commercial gross floor area required in Section C.13.6.2.34 and C.13.6.3.34 may be considered through the completion of a retail and commercial needs assessment;
- ~~b)c)~~ The consideration of urban design matters outlined in Section B.5.3.4 of this Official Plan;

e)d) A detailed street, block and land use plan;

The detailed street, block and land use plan will identify the conceptual lotting and building types proposed in the neighbourhood and will provide enough detail to ensure that the density provisions of this Secondary Plan have been met.

e)e) The location, configuration and quantum, of schools and parks confirmed in accordance with service standards or a Master Parks [and Trails](#) Agreement;

e)f) The potential location and quantum of libraries, community centres and emergency services confirmed in accordance with service standards;

e)g) The proposed locations of major places of worship;

e)h) The preliminary location, size and general configuration of stormwater management facilities;

e)i) A detailed Road Network Assessment is to be completed to the satisfaction of the *Town* in consultation with the *Region* in order to assess the impacts on the Regional transportation and local road network, with consideration of adjacent Secondary Plan areas, and confirm if additional transportation infrastructure is required to support each stage of *development* in the Britannia Secondary Plan area. A detailed Terms of Reference must be approved by the *Town* and must have regard for the *Town* and *Region's* most current Guidelines, including the Transportation Impact Study Guidelines and Access Management Guideline. At minimum the detailed Road Network Assessment must:

- i. Assess the conceptual road network including the location, configuration, width and alignment of collector roads addressing the requirements of the EA processes;
- ii. Identify the network connectivity of collector roads required to accommodate the anticipated population and employment growth at each stage of *development*;
- iii. Include a detailed traffic analysis at the collector/collector and collector/arterial intersection level to confirm transportation infrastructure requirements to accommodate full build-out of *development*;
- iv. Reassess traffic volume forecasts at collector road intersections with Regional Roads and recommend interim and ultimate intersection configurations (i.e., before and after Regional Road Capital Improvements), as part of the Staging and Monitoring Plan. Each individual Subdivision application (subject to a terms of reference completed to the satisfaction of the *Town* and in consultation with the *Region*) would be required to reconfirm that these recommendations can accommodate the final subdivision plans;
- v. Develop an Access Management Strategy to the satisfaction of the *Town* in consultation with the *Region* as a part of the Staging and Monitoring Plan to ensure interim and ultimate access during implementation is achieved through landowner coordination; and,

- vi. Assess and recommend interim and ultimate intersection configurations based on traffic volume forecasts at collector and arterial road intersections as part of the Staging and Monitoring Plan;

- h) The strategy for public and shared parking;
- i) The *active transportation* system (including all on-road and off-road facilities and trails);
- j) The location of possible transit routes and transit facilities for dedication to the *Town*;
- k) The outcomes and recommendations of the SWS and *MESP* that are to be implemented in accordance with policy B.4.8 and B.4.9 of this Official Plan and in accordance with this Secondary Plan;
- l) The logical extension and progression of growth and development to the Future Community Area Designation – Britannia lands is accommodated in the planned roads, water and wastewater servicing and development patterns abutting the Future Community Area Designation – Britannia lands;
- m) How General consistency with the Britannia Secondary Plan Urban Design Guidelines have been addressed; and,
- n) Any requirements and/or recommendations resulting from the studies prepared in support of this Secondary Plan.

Formatted: Font: Italic

C.13.7.6 COMPLETE APPLICATION REQUIREMENTS

In addition to the Complete Application requirements set out in Section B.5.3.4 of this Official Plan, the following studies shall be submitted as part of all privately initiated planning applications, except those under Section 45 of the *Planning Act*:

- a) *Development Area Environmental Functional Servicing Study (DAEFSS)*; and,
- b) Any other appropriate studies identified by the *Town* as part of a complete application.

C.13.7.6.1 Development Area Environmental Functional Servicing Study (DAEFSS)

DAEFSS shall be a required prerequisite to the granting of draft plan approval and shall be prepared generally on a drainage area basis. The Terms of Reference and final report for the DAEFSS are to be accepted by the *Town*, in consultation with any other appropriate *Public Agency*, including the *Conservation Authority* where it relates to regulated areas and risks related to natural hazards.

Formatted: Font: Italic

C.13.7.6.2 The MESP shall provide direction for the preparation of the DAEFSS and Tertiary Plan and is to build upon guidance and insight provided in the SWS and to address outstanding subwatershed level analysis for the Britannia Secondary Plan area. The final report is to be accepted by the Town, in consultation with any other appropriate Public Agency, including the Conservation Authority where it relates to regulated areas and risks related to natural hazards.

C.13.7.7 FUTURE COMMUNITY AREA DESIGNATION – BRITANNIA

The Future Community Area Designation – Britannia as shown on Schedules “C.13.A” to “C.13.E” of this Secondary Plan are adjacent to but outside the Britannia Secondary Plan area. These lands will be brought forward for *development through an amendment or amendments to this Official Plan as an urban extension of the Britannia Secondary Plan in accordance with Section B.5.4.4 of this Official Plan. The Tertiary Plans for the Britannia Secondary Plan shall address and demonstrate how the Tertiary Plans provide for appropriate planning and servicing requirements (i.e. roads, water and wastewater servicing and development patterns) to allow for the logical extension and progression of growth and development to the Future Community Area Designation – Britannia lands.*

Formatted: Font: Italic

C.13.7.8 ROADS ENVIRONMENTAL ASSESSMENT

The location and general alignment of new collector roads as illustrated on Schedules “C.13.A” to “C.13.E” of this Secondary Plan are approximate. All roadway and driveway spacing shall conform to standard roadway engineering practices (including the *Region’s Access Management Guidelines and By-law for Regional roads*) and is to be approved by the respective roadway jurisdiction.

This Secondary Plan and concurrent Municipal Class EA satisfy Phases 1 and 2 of the EA processes for collector roads. The proposed locations of collector roads will only be finally determined upon completion of any required future Phases of the EA process.

C.13.8 INTERPRETATION

Further to, and in accordance with, Section B.5.10 of this Official Plan, the following interpretation policies are applicable to the Britannia Secondary Plan.

C.13.8.1 BOUNDARIES

Locations, boundaries or limits described in text or indicated on Schedules to the Secondary Plan are intended to be approximate only, in accordance with Section B.5.10.2.1 of this Official Plan.

Refinements~~Minor adjustments~~ in the land use pattern and the location of proposed specific land use designations or facilities may be considered through the Tertiary Plans without amendment to this Secondary Plan provided the intent of the Secondary Plan is maintained.

C.13.8.2 NUMERICAL STANDARDS

Where policies of this Plan contain numerical standards, minor variations from those standards may be permitted without amendment to this Plan, with the exception of any

minimum targets or requirements of this Official Plan, or environmental standards set out in Section B.2 of this Official Plan, provided that such variations respond to unique conditions or context of a site, and are supported through a Planning Justification Report and/or Urban Design Brief to the satisfaction of the *Town*.

Formatted: Font: Italic

C.13.8.3 SYMBOLS

Symbols for parks and schools, where identified, are conceptual and intended to show the approximate location of these elements on Schedule "C.13.C". Where the general intent of the Plan is maintained, ~~minor adjustments~~refinements will not require amendment to this Secondary Plan, except where the proposed park and elementary school symbol crosses an arterial road or the NHS.

C.13.8.4 DEFINITIONS

Further to, and in accordance with, the existing definitions of Section B.5.10.6 of this Official Plan, the following definitions are applicable to the Britannia Secondary Plan:

Complete Streets means streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

Development Area Environmental Functional Servicing Study (DAEFSS) means an integrated environmental and engineering study supporting Draft Plans of Subdivision that provides a greater level of detail than the *MESP*, where required, on matters such as Natural Heritage System modifications, Natural Heritage System boundaries, Stormwater Management/Low Impact Development measures, site grading and servicing, assessments of potential impacts to the Natural Heritage System, identification of design and mitigative measures for Natural Heritage System protection/management, and direction to detailed designs and monitoring. A *DAEFSS* will be scoped based on area specific matters and *Master Environmental Servicing Plan* recommendations. It is not intended to re-study *Master Environmental Servicing Plan* matters but will include matters not addressed or finalized in the *Subwatershed Study* or *Master Environmental Servicing Plan* and provide a greater level of detail than the *Master Environmental Servicing Plan* where required. The *DAEFSS* study area will be determined based on draft plan limits and the extent of drainage areas within the draft plan(s); it may include upstream and downstream areas in the same subcatchment(s), where appropriate. Where feasible, the DAEFSS level of detail may be used to support the Tertiary Plans.

Where draft plan level of detail cannot be provided for the entire *DAEFSS* study area, a *DAEFSS* Addendum or Environmental Impact Assessment may be required in the future for areas where additional detail is required or where there are substantive changes in a *development* concept not addressed in the original *DAEFSS*.

Environmental Impact Assessment (EIA) means an environmental study that assesses the potential impacts to the features and functions of the natural environment resulting from the proposed adjacent *development*. It also assesses matters such as refinements to the NHS, identifies potential impacts to the NHS, identification of design and mitigation measures to demonstrate no *negative impacts* to that portion of the NHS and provides direction to detailed designs and monitoring. An *EIA* may be required for areas where a *DAEFSS* requires amendment(s) or additional level of detail, and where a *DAEFSS* Addendum is not warranted. It will address only those outstanding matters identified by the *DAEFSS* or scoping of typical *DAEFSS* content if a *development* concept is substantially altered since completion of the *DAEFSS*.

Master Environmental Servicing Plan (MESP) means an integrated environmental and engineering study supporting refinements to the NHS, Stormwater Management/Low Impact Development measures, site grading and servicing, assessments of potential impacts to the NHS, natural hazard management and risk mitigation approaches, identification of design and mitigative measures to demonstrate no *negative impacts* to that portion of the NHS, approaches to monitoring and identification of future study needs. A *MESP* will be scoped based on area specific matters and SWS recommendations. It is not intended to re-study all SWS matters but will include matters not addressed or finalized in the SWS, provide a greater level of detail than the SWS where required, and cover a smaller more focused area than the SWS.

List of Schedules

Schedule C.13.A Community Structure Plan

Schedule C.13.B Active Transportation and Natural Heritage System Plan

Schedule C.13.C Land Use Plan

Schedule C.13.D Phasing Plan

Schedule C.13.E Tertiary Plan Areas

DRAFT