

3.1.15 Secondary Plans

Secondary Plans are prepared for the purpose of guiding *development* applications in specific *settlement areas* of the Town. The purpose of creating secondary plans is to achieve specific land use and *development* objectives. The following secondary plans have been integrated with the Residential designation:

- (a) **Campden Secondary Plan;**
- (b) Prudhommes Secondary Plan;
- (c) Jordan Secondary Plan; and
- (d) Jordan Station Secondary Plan.

3.1.15.1. Campden Secondary Plan

3.1.15.1.1. General Policies

- (a) The Secondary Plan has been produced in accordance with the Official Plan.
- (b) Land use is divided into several categories with policies established for each category.
- (c) The lands within the Secondary Plan are designated in accordance with Schedule 'B6'. The land use designation on Schedules 'A' and 'B' refines the general land use designations of the Official Plan.
- (d) To provide an appropriate number of new residential units that will assist in sustaining the Campden community.

3.1.15.1.2. Residential

- (a) The predominant use of the lands designated, as Residential on Schedule 'B6' shall be for single detached residential dwellings.
- (b) *Secondary uses* which may be permitted include the following:
 - (i) Bed and breakfast establishments;
 - (ii) Group homes;
 - (iii) Home occupations;
 - (iv) Institutional uses including elementary and secondary schools, community facilities, churches and places of worship and daycare centres; and
 - (v) Accessory buildings and structures.

- (c) In recognition of the objective of this Plan to ensure that the rural *character* of the area is maintained, residential *development* shall primarily consist of larger than average lots as opposed to typical smaller lot urban residential *development*. To this end the minimum lot size shall generally be 475 square metres.
- (d) The design of new *developments* including residential infilling, will ensure that the low-density large lot *character* of existing residential areas are maintained.
- (e) Every effort will be made to protect residential *development* from the impact of noise, dust, odour, heavy traffic and other nuisances, which may be generated from incompatible land uses located within and outside of the Secondary Plan area. In this regard residential *development* shall incorporate appropriate mitigation measures and/or separation distances in the vicinity of existing and/or proposed industrial or commercial operations. Such measures or distances shall be determined by appropriate studies, carried out in accordance with Ministry of the Environment guidelines, addressing possible air emissions, odour, dust and noise impacts. Potential impacts specified for analysis will be the result of consultation between Town Staff, the developer and Regional Staff.
- (f) Residential *development* at the agricultural interface shall employ appropriate mitigation measures to ensure land use compatibility, including the use of adequate separators, landscaping and fencing.

3.1.15.1.3. Commercial

- (a) The need for additional commercial and retail services in the Secondary Plan area is limited due to the relatively small market area of the neighbourhood. Accordingly, no new lands have been designated for commercial purposes in the Plan Area.
- (b) Proposals for the *redevelopment* of the former salvage yard shall be accompanied by a record of site condition, carried out in accordance with the Ministry of Environment and Climate Change Guidelines for the Use at Contaminated Sites in Ontario. This process shall identify the likelihood of contamination and the extent and nature of any contamination, as well as a remedial program to ensure that the site is restored prior to *development*. Should these lands be redeveloped for residential purposes, an amendment to the Secondary Plan will not be required. However, an amendment to the Zoning By-law will be required.

3.1.15.1.4. Institutional

- (a) Institutional uses are permitted in the Residential designation and the policies of Section 3.1.10 apply to lands to be developed for institutional purposes.

3.1.15.1.5. Parks and Open Space

- (a) The opportunity to create a neighbourhood park is restricted because of the limited area for *development* within the Secondary Plan area.
- (b) The dedication of lands or the acceptance of cash-in-lieu of the land dedication as a result of *development* or *redevelopment* of land shall be in accordance with the provisions of Section 3.6 of this Plan.

3.1.15.1.6. Servicing and Transportation

- (a) Existing and proposed *development* within the Secondary Plan Area shall be serviced with municipal sanitary sewer services in accordance with Municipal Policy.
- (b) Easements to accommodate municipal services shall be granted as a condition of *development* approval.
- (c) Easements to accommodate utilities shall be granted as a condition of *development* approval.
- (d) The provision of sewerage, roads and other municipal services will be achieved with minimum costs to the Town.
- (e) Existing and new *development* will be required to contribute to the costs of servicing in accordance with the charges established by the Town.
- (f) In order to achieve the proper co-ordination of services and consistence in *development* standards, the orderly subdivision of land by way of plan of subdivision will be required throughout the Neighbourhood. Consents to sever land as an alternative to a registered plan of subdivision will be discouraged and will only be permitted for minor infilling when it is determined to the satisfaction of the Town that a plan of subdivision is not deemed necessary to adequately address the policies of this Plan and the provisions of The Planning Act.
- (g) Municipal water is not intended to be provided. As a result, *development* will obtain water supply by individual cisterns.
- (h) Stormwater shall be handled in an efficient, environmentally *sensitive* manner with respect to water quality and quantity in order to meet Provincial

requirements. In this regard, storm water management will be in accordance with the master drainage plan.

- (i) Water quality enhancement facilities (ponds) will form an integral part of the stormwater management system in order to treat storm water before entering the creek system.
- (j) The cost of providing stormwater management systems, including land acquisition, shall be borne by benefiting developers.
- (k) The road system required to serve the Secondary Plan area is shown on Schedule 'B6'. Minor changes to the road patterns will be permitted provided the general intent of the Secondary Plan is maintained.
- (l) No increased road right-of-way widths beyond 20 metres are required to accommodate *development* within the Secondary Plan area. Where any proposed subdivision would preclude the *development* of a suitable system of interconnecting roadways, as outlined in this Plan, subdivision design modifications will be effected before *development* proceeds.
- (m) Undeveloped areas should be developed in an orderly and progressive manner in order to ensure that the provision of sewers, roads and other municipal services are achieved with minimum municipal expenditure.
- (n) The subdivision of land is predicated on the availability of suitable storm and sanitary sewer outlets and appropriate potable water supply.




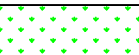


TOWN OF LINCOLN OFFICIAL PLAN

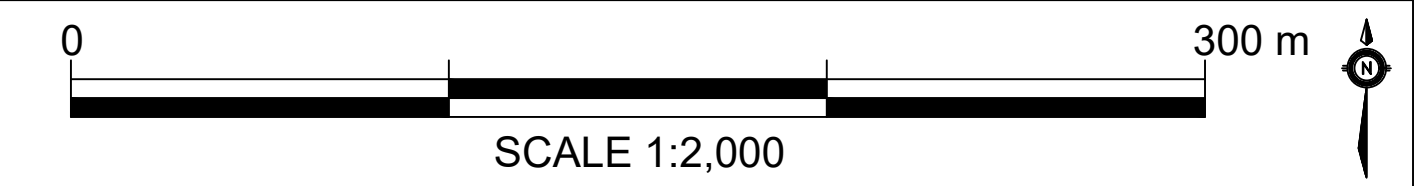
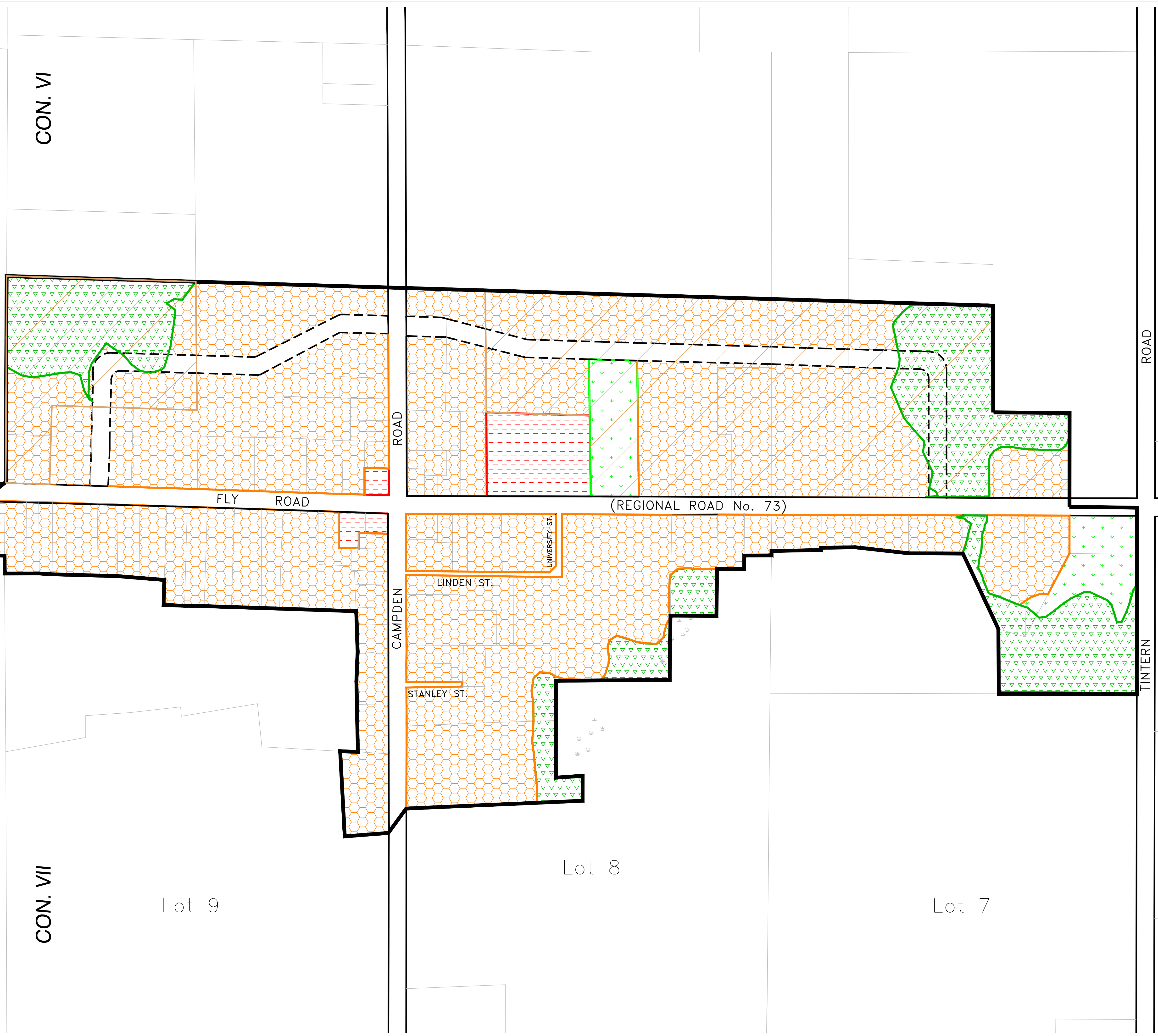
SCHEDULE 'B6'

CAMPDEN NEIGHBOURHOOD SECONDARY PLAN

NOTE: THIS MAP MUST BE READ IN CONJUNCTION WITH THE TEXT OF THE OFFICIAL PLAN

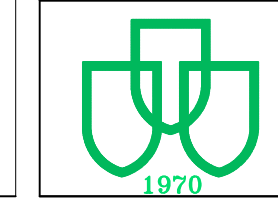
LEGEND

-  - SECONDARY PLAN BOUNDARY
-  - RESIDENTIAL
-  - GENERAL COMMERCIAL
-  - PARKS AND OPEN SPACE
-  - NATURAL ENVIRONMENT
-  - NIAGARA ESCARPMENT PLAN AREA



DATE: NOVEMBER 18, 2016 DRAWN BY: J.V.R.

CAD FILE: Schedule 'B2'.dwg



TOWN OF LINCOLN
DIGITAL LAND / USE MAP

CON. VI

CON. VII

Lot 9

Lot 8

Lot 7