

PART F
SECONDARY PLANS

F1 INTRODUCTION

In accordance with the provisions of Section E3 of this Plan, Secondary Plans may be prepared to allow for more detailed area or issue-based planning in newly developing areas or other areas where specific issues and concerns are identified.

Part F1 of the Official Plan includes Secondary Plans prepared for specific areas of the Town. These Secondary Plans are:

- The Castle Glen Resort Community

CASTLE GLEN RESORT COMMUNITY OFFICIAL PLAN

Notwithstanding the policies of the Castle Glen Resort Community Plan, Sections B2.1, B2.4, B2.5, B2.6, B2.7, B2.8, B2.9, B2.10, B2.12, C12 and E5 of the Parent Official Plan shall also apply.

1.0 **Concept for Development**

- 1.1 The Castle Glen Resort Community is intended to be developed as a pedestrian friendly resort area linking residential, commercial and recreational areas with a large open space component while protecting the unique natural, visual and cultural heritage character of the Niagara Escarpment environment. It is intended to accommodate a range of recreational, uses, facilities and activities complimentary and compatible with the Niagara Escarpment, including golf course holes, including tees, greens and fairways and other recreational uses.

Development of the Castle Glen Resort Community shall proceed such that recreational uses, facilities and activities, including at least one golf course in the first phase of development, are made available prior to or in conjunction with residential and commercial development. Further, a high quality of recreational uses, facilities and activities shall be continuously maintained.

- 1.2 Residential uses may include single detached and a variety of multiple residential forms. Commercial uses may include resort related facilities, including hotels and other forms of commercial accommodation units, golf course holes, including tees, greens and fairways and recreation facilities, as well as a range of retail, entertainment and service uses catering to the needs of the resort recreational community that are developed in conjunction with the recreational uses within the property. Civic and institutional uses are also permitted within the Castle Glen Resort Community.
- 1.3 The maximum number of residential dwelling units in the Castle Glen Resort Community shall not exceed 1,600. The maximum number of hotel or commercial accommodation units, shall be 300. In addition, the existing 87 lots in the "Thunderhill Subdivision" (Registered Plans 910 and 921) are permitted and recognized. Single detached residential dwellings and multiple residential

dwellings shall be developed primarily in cluster form with a large open space component. In addition, a maximum of 300 hotel or commercial accommodation units, a maximum of 5,000 m² of commercial uses, a beach club, as well as golf course holes, including tees, greens and fairways and clubhouse facilities, and other associated uses may be established. Flexibility shall be permitted to distribute commercial accommodation units and commercial uses within the applicable designations. The majority of the commercial activities shall be concentrated within the Castle Glen Village Core and Resort Commercial designations.

- 1.4 The maximum density and unit yields for each of the residential pods is identified in Schedule B and outlined within the policies of each specific Residential designation. Although the maximum density of development and unit yields may be reduced in some residential pods, based on special policies within the land use designation, and the application of Section 5, the transfer of density or unit yields from one residential pod to another shall not be permitted.
- 1.5 The relatively low density of development shall be designed with the provision of generous open space to contribute to a recreational resort image, facilitate passive outdoor recreational opportunity, stimulate visual identification of development components and provide separation of land uses, maintain the open landscape character, and protect the natural, visual and cultural characteristics of the Niagara Escarpment environment. Development shall generally be designed in a cluster manner so that a minimum of 70% of the total lands subject to this Official Plan, excluding the Rst R(T) designation are included in open areas. The required minimum 70% open area component will include lands within any of the land use categories, including lands used for open space or golf within the Development designations, Hazard Lands, Escarpment, Wetlands, Lake of the Clouds, Escarpment Golf, but does not include any lots or blocks for development nor any lands for public roads.
- 1.6 The location and number of golf course holes, including tees, greens and fairways within the applicable designations will only be determined following completion of the studies required of Section 5.
- 1.7 It is intended that the land use designations and policies for the Castle Glen Resort Community will provide general direction for development in an environmentally sustainable manner, as further provided under Section 2. All development shall be subject to the approval of two (2) overall Concept Plans, overall Plans of Subdivision, Plans of Subdivision and/or Condominium Plans, Site Plan approval and Zoning By-law and a Master Development Agreement. The Concept Plans will illustrate in a general way the recreational uses and facilities, and the distribution of land uses and facilities, including road patterns, walkways, the proposed golf course routing plan, and the general locations for residential and non-residential buildings within the overall resort community. The location and intensity of development identified in the Concept Plans are subject to the studies required under Section 8. The development will be refined and may be further constrained through the application and implementation of Section 5 at

the Plan of Subdivision/Condominium, Site Plan approval and Zoning By-law stage. The Master Development Agreement shall include appropriate provisions for subsequent agreements, required studies, servicing, roads, parking areas, stormwater management, financing and securities, walkways, density distribution, phasing, remedial measures, monitoring, land dedications and other relevant matters, to the satisfaction of the Town. Detailed development approvals and agreements, including subdivision, condominium and site plan approvals, shall be in compliance with the requirements of this Plan and be guided by the overall Concept Plans and Master Development Agreement.

- 1.8 Given the unique characteristics of the Castle Glen Resort Community, and the golf course holes, including tees, greens and fairways, recreation facilities, proposed parks, walkways, trails, land dedications for public uses, and other dedications to be established in accordance with the policies and provisions of this Official Plan, bonus density provisions will not be applied. These facilities and dedications shall be identified under the Master Development Agreement and provided in a phased manner.
- 1.9 The developer shall dedicate land for public parkland in accordance with the requirements of the Planning Act. The developer shall dedicate 8 hectares of land for public parkland purposes in the vicinity of the Castle Glen Village Core and within a small area of the western portion of the Resort Recreation designation adjacent to the Lake of the Clouds. These lands constitute the requirements of the Planning Act in regards to parkland dedications for the complete Official Plan lands. Parkland will be generally identified in appropriate locations in the Concept Plans and specifically identified on the Plan of Subdivision/Condominium and appropriately zoned in the Zoning By-law. Provisions for dedication and phasing shall be included in the Master Development Agreement. Further lands will be provided within the Escarpment designation for passive parkland use. The passive parkland will have access to parking areas and the Active Parkland by way of trail linkages to the Village Core as well as other lands above the Escarpment Brow.
- 1.10 This Official Plan permits civic and institutional uses within appropriate designations in the Castle Glen Resort Community. In the event that the Town or other public authorities receive lands for such uses, these lands shall be identified on the Concept Plans and on the Plans of subdivision/condominium and in the Zoning By-law.

2.0 Sustainable Development

- 2.1 Development of the Castle Glen Resort Community shall be subject to the concept of sustainable development. Priority shall be given to the protection of the natural and cultural heritage features, and the visual attractiveness of the Escarpment environment. Development may be permitted only if it is environmentally sustainable. It must be demonstrated through the required studies set out under Section 8 that the location and scale of development meet the requirements of this Plan, the County of Grey Official Plan, is not in conflict

- with the Niagara Escarpment Plan, and shall have regard to the Provincial Policy Statement to the satisfaction of the Town, the Niagara Escarpment Commission, the County of Grey, the Conservation Authority and any other applicable agencies.
- 2.2 The protection of the natural and scenic resources of the Niagara Escarpment is recognized as a primary objective of this Plan. The designations, general development policies and special studies required for each phase of development are intended to promote the protection and where possible enhance the natural and visual Escarpment landscape character in an environmentally sustainable manner for future generations. The designations, policies, required studies along with the mitigation measures, to be identified through the development approval process, are intended to implement these objectives.
- 2.3 This Official Plan recognizes that further detailed assessments and monitoring are needed in order to ensure sustainable development. The land use planning and servicing policies provide direction for the protection and where possible enhance the natural heritage and visual characteristics of the unique Escarpment environment. The Castle Glen Resort Community is to be developed in phases over time. Each phase of development shall be subject to appropriate conditions and limitations which address the detailed assessments and monitoring to the satisfaction of the Town in consultation with the Niagara Escarpment Commission, the County of Grey, the Conservation Authority, and any other applicable agencies.
- 2.4 Development including the Concept Plans and Master Development Agreement shall be prepared based on the principle of sustainable development.

3.0 General Development Policies

- 3.1 All development, within the Castle Glen Resort Community shall be based on approved plans of subdivision and/or plans of condominium or site plans to be developed in accordance with the phasing policies outlined under Section 5.2 and the provisions of this Plan.
- 3.2 The subdivision/condominium design shall ensure that the required open space component, walkway linkages and golf course development shall be dispersed throughout the Castle Glen Resort Community, where permitted. Design priority shall also be given to the retention of existing vegetation, and the protection of the natural and cultural heritage features and visual characteristics of the Niagara Escarpment landscape. Other design considerations including roads, density, lot layout, building height, mass and location, and golf course layouts should be based on these priorities. Lighting should be designed to minimize impacts on the night sky, including the ability to view the stars by minimizing sky glow and glare.
- 3.3 All development shall be subject to site plan control, as further provided under Sections 4.19.8 and 6.9. Disturbance of treed areas should be minimized, and the provision of additional tree plantings and adequate buffering and screening,

as well as other appropriate arrangements to complement the general amenity of the area and protect the open landscape character and natural features of the Niagara Escarpment through an approved Landscape Plan. The approved site plans and Landscape Plan shall be required by the Master Development Agreement between the developer and the Town. Single detached residential uses located on a lot in a plan of subdivision may only be exempt from site plan control where adequate provisions are contained within the applicable subdivision agreement, to address Section 5, to the satisfaction of the Town. It is the intent of this Official Plan that the visual character of the Niagara Escarpment will be protected. The location of buildings and structures shall be located to minimize any negative impact on the scenic landscape of the Niagara Escarpment environment. The land use designations within the Castle Glen Resort Community must reflect a viewshed analysis approach to protect the scenic character of the unique Escarpment landscape.

- 3.4 Single detached residential dwellings shall be a maximum of two and a half (2.5) storeys, whereas all other buildings and structures shall not exceed three (3) storeys above ground, except that the hotel uses may be permitted up to a maximum of four (4) storeys, subject to Section 5.1.4. This Official Plan recognizes that development of some parts of the Castle Glen Resort Community has the potential to negatively impact the visual character of the Escarpment landscape unless appropriate locational and mitigation measures are applied. These areas are identified on Schedule C - Visual Impact Assessment Areas. Development in these areas shall be subject to a Visual Impact Assessment in accordance with Section 5.1.4. It is the intent of this Official Plan that the location, design and density of development in these areas shall protect the visual character of the Escarpment landscape. The location, mass and height of buildings and structures in these areas shall reflect the environmental constraints identified in this Official Plan, as well as, the results of the Visual Impact Assessment required under Section 5.1.4. Lower height restrictions and other appropriate mitigation measures may be imposed for any development within areas where significant adverse visual impacts on the character of the Escarpment landscape are identified. Development shall be relocated where such impacts cannot be adequately mitigated to the satisfaction of the Town and the Niagara Escarpment Commission.
- 3.5 In addition to other site plan and landscaping design requirements, the developer is encouraged to incorporate architectural controls. The architectural design of buildings should blend in with the natural and cultural heritage features in form, colour and texture. The developer is also encouraged to implement an architectural theme or themes, including colour, texture and types of materials and other architectural features.
- 3.6 Appropriate buffers shall be maintained from natural heritage features, including steep slopes, ravines, streams and wetlands.
- 3.7 An Environmental Constraints and Impact Assessment shall be required prior to the preparation of the Concept Plans and Master Development Agreement.

Development shall be further subject to Environmental Impact Studies as identified in Section 5 of this Official Plan.

- 3.8 Lands designated Escarpment, Hazard and Wetlands shall normally be included within separate open space blocks. These open space blocks shall normally be dedicated to the Town at the time of registration of the subdivision plan, condominium plan or site plan agreement applicable to the open space block. Limited exceptions may be made where the open space blocks are more appropriately retained and maintained with an adjacent condominium block or golf course. Pedestrian, cycling and golf course cart paths may also be established within these open space blocks.
- 3.9 No residential lots/units or condominium blocks/units shall be permitted within the Escarpment, Hazard or Wetland designations or within the buffer areas adjacent to Wetlands. In the Escarpment and Hazard designations no structural development shall be permitted within the established buffers as determined through the EIS. Where a Hazard designation is defined by the top of bank and abuts a residential lot or condominium block, lot lines shall be a minimum of 5 metres from the top of bank.
- 3.10 Building and structures shall generally be set back a minimum of 30 metres from the centre line of all external road allowances. A buffer strip adjacent to these road allowances shall consist of natural vegetation supplemented by additional plantings. Golf course holes, including tees, greens and fairways development along County Road 19 and existing external Town roads shall generally be set back 30 metres from the centre line of external road allowances. The setbacks for golf fairways, greens, tees and cart paths from these roads may be greater or less than 30 metres based upon a safety assessment provided by a qualified golf course architect, at the time of site plan approval. For all other roads, setbacks for golf fairways, greens, tees and cart paths shall be established by the safety assessment.
- 3.11 The applicable development agreement shall make provision, where necessary, for vegetative screening, berming and/or fencing or other measures designed to reduce the visual, noise or other impacts associated with development. Adequate buffering shall also be provided, where necessary, between different land uses throughout the resort community to provide for privacy and a smooth transition between uses, with particular regard for suitable screening adjacent to the existing Thunderhill subdivision.
- 3.12 Stormwater management shall be considered in a comprehensive manner, considering both impacts within the Castle Glen Resort Community designation and downstream. A preliminary stormwater management plan for each Concept Plan shall be included under the Master Development Agreement as a guide for development phasing. In addition, detailed stormwater management plans for each phase of development shall be required for approval by the Town in consultation with the Conservation Authority, the Niagara Escarpment Commission, and/or any other applicable agencies, and shall be implemented in

the applicable development agreement between the developer and the Town. In order to minimize water taking and duplication of facilities, stormwater management facilities are encouraged to be designed to serve both community stormwater management functions and golf course irrigation functions. Stormwater facilities shall ensure that the quality and quantity of groundwater and surface water and the function of the groundwater recharge/discharge areas, aquifers and headwaters will be protected or enhanced.

- 3.13 All new municipal roads shall be constructed in accordance with Town engineering standards, for urban roads, including pavement and underground water, sanitary sewer, hydro and other services, and in accordance with the requirements of Section 5. Provision shall be made for efficient vehicular circulation minimizing through traffic and inconvenience in residential areas, ensuring separation of pedestrian trails and golf cart paths to minimize road crossings, and providing direct ingress and egress to major parking facilities. Special streetscape design provisions for street lighting, sidewalks, golf cart crossings, signage, landscaping and other similar matters may be required in some locations. The developer shall prepare streetscape design guidelines for approval by the Town in consultation with the Niagara Escarpment Commission to ensure the foregoing, is achieved in a manner which is appropriate for the unique Escarpment landscape character. These guidelines should be prepared by a qualified professional retained by the developer. The recommendations of the guidelines should be implemented under subdivision, condominium and site plan approvals, with appropriate provisions under the applicable development agreements.
- 3.14 Parking areas shall be provided in such a manner as to balance the location and quantity of parking with the needs of the commercial and resort facilities. Parking facilities shall be located within centralized areas which are designated to accommodate them and generally shall be located within the Village Core and Resort Commercial designations. Parking areas shall be directed away from areas where significant adverse visual impacts may result or where they may be incompatible with other adjacent uses.

4.0 Land Use Categories

- 4.1 The Castle Glen Resort Community is separated into twenty- two (22) specific land use designations as follows:
- a) Resort Residential Rst R1
 - b) Resort Residential Rst R2
 - c) Resort Residential Rst R3
 - d) Resort Residential Rst R4
 - e) Resort Residential Rst R5

- f) Resort Residential Rst R6
- g) Resort Residential Rst R7
- h) Resort Residential Rst R8
- i) Resort Residential Rst R9
- j) Resort Residential Rst R10
- k) Resort Residential Rst R11
- l) Resort Residential Rst R12
- m) Village Core VC
- n) Resort Commercial RC
- o) Resort Recreational Rst Rec
- p) Convenience Commercial CC
- q) Escarpment Golf EG
- r) Hazard Lands H, H1, H2, H3 and H4
- s) Lake of the Clouds L
- t) Wetlands W
- u) Escarpment E
- v) Resort Residential Thunderhill Rst R(T)

4.2 The land use categories within the Castle Glen Resort Community are depicted on Schedule A-6 - Land Use Plan. Detailed development policies relating to these land use categories are as follows:

4.3 **Resort Residential Rst R1**

4.3.1 The use of lands designated Resort Residential Rst R1 may be for low and medium density cluster residential development, and golf course holes, including tees, greens and fairways with large open space components.

4.3.2 Permitted uses within the Resort Residential Rst R1 designation are single detached and multiple residential dwellings and accessory uses, recreational facilities, golf course holes, including tees, greens and fairways, conservation, limited forest management, wildlife management and hiking, cross-country ski trails stormwater management facilities, transportation and utility facilities.

4.3.3 The overall maximum density of residential development shall not exceed 5 units per hectare of lands designated Rst R1 as outlined on Schedule B - Density Plan.

4.3.4 Golf Course development within this designation shall also be subject to the policies of Section 4.19.

4.3.5 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.3.6 Special Policies:

a) Setback from the Escarpment Brow

Golf course holes, including tees, greens and fairways, public and private parks and single detached or multiple dwelling units may only be permitted within 30 metres of the brow of the Escarpment as defined on Schedule A-6, if the visual and natural heritage studies of Section 5.1.2 and 5.1.4 demonstrate that the provisions of the Provincial Policy Statement, Niagara Escarpment Plan and this Plan are met.

b) The flood hazard associated with the Kolapore wetland located south of the Hazard H2 designations shall be assessed to the satisfaction of the Nottawasaga Valley Conservation Authority and the Town of The Blue Mountains.

The boundaries of the potential flood hazard (but not including the potential spill) shall be precisely defined at the concept plan and subdivision stages in the planning process as outlined in Section 5. Within the defined flood hazard only uses as permitted in the Escarpment Golf designation under Section 4.19 shall be permitted.

4.4 **Resort Residential Rst R2**

4.4.1 The use of lands designated Resort Residential Rst R2 may be for low and medium density cluster residential development and golf course holes, including tees, greens and fairways.

4.4.2 Permitted uses within the Resort Residential Rst R2 designation are single detached and multiple residential dwellings and accessory uses, recreational facilities, including a golf clubhouse, golf course holes, including tees, greens and fairways and active and passive public park facilities, conservation, limited forest management, wildlife management and hiking, cross-country ski trails, stormwater management facilities, transportation and utility facilities.

4.4.3 The overall maximum density of residential development shall not exceed 10 units per hectare of lands designated Rst R2 as outlined on Schedule B - Density Plan,

4.4.4 Golf Course development within this designation shall be subject to the policies of Section 4.19.

4.4.5 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.4.6 Special Policies:

a) Setback from the Escarpment Brow

Golf course holes, including tees, greens and fairways and related buildings, public and private parks, recreational uses, single detached and multiple residential dwellings may only be permitted within 30 metres of the brow of the Escarpment as defined on Schedule A-6, if the visual and natural heritage studies of Section 5.1.2 and 5.1.4 demonstrate that the provisions of the Provincial Policy Statement, Niagara Escarpment Plan and this Plan are met.

b) Active Park

The development of active public park facilities shall be in accordance with Section 5.3.3.

c) Wildlife Corridor

A 200 metre wildlife corridor shall generally be required within the main Escarpment designation, however the corridor may be reduced to a minimum of 190 metres between all buildings and structures in the Rst R2 and Village Core designation and all buildings and structures in the Rst R3 and Resort Recreation Rst Rec designations, including any brow setback for development in the Rst R2 designation. The wildlife corridor must be maintained in a natural state.

4.5 **Resort Residential Rst R3**

4.5.1 The use of lands designated Resort Residential Rst R3 shall be for medium density cluster residential development.

4.5.2 Permitted uses within the Resort Residential Rst R3 designation are multiple residential dwellings only, stormwater management facilities, transportation and utility facilities.

4.5.3 The overall maximum density of development shall not exceed 15 units per hectare of lands designated Rst R3 as outlined on Schedule B - Density Plan and shall be subject to Section 4.5.5(c).

4.5.4 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.5.5 Special Policies:

- a) All roads must be regulated by a condominium corporation.
- b) A 200 metre wildlife corridor shall generally be required within the main Escarpment Designation, however, the corridor may be reduced to a minimum 190 metres between all buildings in the Rst R3 designation and all buildings in the Rst R2 and Village Core designations, including any brow setback for development in the Rst R2 designation. The wildlife corridor must be maintained in a natural state.
- c) If the site specific development applications determine that part of the lands designated Rst R3 are not developable for the reasons set out in this section, the maximum number of units permitted by 4.5.3 and Schedule B Density Plan, being a total of 28 units, will be reduced. Except as provided in this section, this maximum number of units will be reduced to a density of 15 units per net hectare of lands designated Rst R3. Net hectareage/area of land shall be the total hectareage/area of the Rst R3 designation less lands that cannot be developed due to the following factors:
 - Wetlands
 - Natural Hazards prohibited from development under the Provincial Policy Statement
 - Slopes of 25% or greater
 - Habitat of endangered plant or animal species and significant portions of the habitat of Threatened Species
 - Lands 30 metres from a cold water stream
 - Lands 15 metres from a warm water stream

Notwithstanding the foregoing, a minimum of 14 units shall be permitted within the Rst R3 designation.

4.6 **Resort Residential Rst R4**

4.6.1 The use of lands designated Resort Residential Rst R4 may be for low density cluster residential development and golf course development.

4.6.2 Permitted uses within the Resort Residential Rst R4 designation are single detached residential dwellings, golf course holes, including tees, greens and fairways, stormwater management facilities, transportation and utility facilities.

- 4.6.3 The overall maximum density of development shall not exceed 5 units per hectare of lands designated Rst R4 as outlined on Schedule B - Density Plan, but in any event no less than seventeen (17) units shall be permitted. The policies of Section 4.6.6(c) shall also apply.
- 4.6.4 Golf Course development within this designation shall be subject to the policies of Section 4.19.
- 4.6.5 All development shall be in accordance with Detailed Development Policies outlined in Section 8 and the provisions of Section 4.19.6.
- 4.6.6 Special Policies:
- a) All roads must be regulated by a condominium corporation.
 - b) The maximum size of any single family detached dwelling shall be 575 sq. metres which includes all floors located above 50% of the average grade.
 - c) Development shall be prohibited in the following areas:
 - Wetlands
 - Natural Hazards prohibited from development under the Provincial Policy Statement
 - Slopes of 25% or greater
 - Habitat of endangered plant or animal species and significant portions of the habitat of Threatened Species
 - Lands 30 metres from a cold water stream
 - Lands 15 metres from a warm water stream

4.7 **Resort Residential Rst R5**

- 4.7.1 The use of lands designated Resort Residential Rst R5 shall be for medium density cluster residential development and golf course development.
- 4.7.2 Permitted uses within the Resort Residential Rst R5 designation are multiple residential dwellings and golf course holes, including tees, greens and fairways, stormwater management facilities, transportation and utility facilities.
- 4.7.3 The overall maximum density of development shall not exceed 15 units per hectare of lands designated Rst R5 as outlined on Schedule B - Density Plan and shall be subject to Section 4.7.6(c).
- 4.7.4 Golf Course development within this designation shall be subject to the policies of Section 4.19.

4.7.5 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.7.6 Special Policies:

- a) All roads must be regulated by a condominium corporation.
- b) All buildings and structures within the Rst R5 designation shall be set back a minimum of 15 metres from the adjacent lands designated Hazard.
- c) If the site specific development applications determines that part of the lands designated Rst R5 are not developable for the reasons set out in this section, the maximum number of units permitted by Section 4.7.3 and Schedule B Density Plan, being a total of 48 units, will be reduced. Except as provided in this section, this maximum number of units will be reduced to a density of 15 units per net hectare of lands designated Rst R5. Net hectareage/area of land shall be the total hectareage/area of the Rst R5 designation less lands that cannot be developed due to the following factors:
 - Wetlands
 - Natural Hazards prohibited from development under the Provincial Policy Statement
 - Slopes of 25% or greater
 - Habitat of endangered plant or animal species and significant portions of the habitat of Threatened Species
 - Lands 30 metres from a cold water stream
 - Lands 15 metres from a warm water stream

Notwithstanding the foregoing, a minimum of 24 units shall be permitted within the Rst R5 designation.

4.8 **Resort Residential Rst R6**

4.8.1 The use of lands designated Resort Residential Rst R6 shall be for low density cluster residential development.

4.8.2 Permitted uses within the Resort Residential Rst R6 designation are single detached dwellings only, stormwater management facilities, transportation and utility facilities.

4.8.3 The maximum number of residential units permitted shall be eight (8) as outlined on Schedule B - Density Plan.

4.8.4 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.8.5 Special Policies:

- a) All roads must be regulated by a condominium corporation.

4.9 Resort Residential Rst R7

4.9.1 The use of lands designated Resort Residential Rst R7 shall be for low density cluster residential development.

4.9.2 Permitted uses within the Resort Residential Rst R7 designation are single detached dwellings only, stormwater management facilities, transportation and utility facilities.

4.9.3 The overall maximum density of development shall not exceed 5 units per hectare, as outlined on Schedule B - Density Plan.

4.9.4 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.9.5 Special Policies:

- a) All roads must be regulated by a condominium corporation.

4.10 Resort Residential Rst R8

4.10.1 The use of lands designated Resort Residential Rst R8 may be for low density cluster residential development and golf course development.

4.10.2 Permitted uses within the Resort Residential Rst R8 designation are single detached dwellings and golf course holes, including tees, greens and fairways, stormwater management facilities, transportation and utility facilities.

4.10.3 The overall maximum density of development shall not exceed 5 units per hectare as outlined on Schedule B - Density Plan.

4.10.4 Golf Course development within this designation shall be subject to the policies of Section 4.19.

4.10.5 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.10.6 Special Policies:

- a) All roads must be regulated by a condominium corporation.
- b) Buffering shall be required along County Road 19 to insure screening will occur between the Rst R8 designation and the Rst R(T) designation.

4.11 Resort Residential Rst R9

- 4.11.1 The use of lands designated Resort Residential Rst R9 may be for low density cluster residential development and golf course development.
- 4.11.2 Permitted uses within the Resort Residential Rst R9 designation are single detached dwellings, golf course holes, including tees, greens and fairways, stormwater management facilities, transportation and utility facilities.
- 4.11.3 The overall maximum density of development shall not exceed 5 units per hectare of lands designated Rst R9 as outlined on Schedule B - units Density Plan.
- 4.11.4 Golf Course development within this designation shall be subject to the policies of Section 4.19.
- 4.11.5 All development shall be in accordance with Detailed Development Policies outlined in Section 5.
- 4.11.6 Special Policies:
 - a) All roads must be regulated by a condominium corporation.

4.12 Resort Residential Rst R10

- 4.12.1 The use of lands designated Resort Residential Rst R10 may be for low density and medium density cluster residential development and golf course development.
- 4.12.2 Permitted uses within the Resort Residential Rst R10 designation are single detached and multiple residential dwellings, recreational facilities, golf course holes, including tees, greens and fairways, stormwater management facilities, and transportation and utility facilities.
- 4.12.3 The overall maximum density of development shall not exceed 10 units per hectare of lands designated Rst R10 as outlined on Schedule B - Density Plan.
- 4.12.4 Golf Course development within this designation shall be subject to the policies of Section 4.19.
- 4.12.5 All development shall be in accordance with Detailed Development Policies outlined in Section 5.
- 4.12.6 Special Policies:
 - a) All roads must be regulated by a condominium corporation.

4.13 Resort Residential Rst R11

- 4.13.1 The use of lands designated Resort Residential Rst R11 may be for low density cluster residential development and golf course development.
- 4.13.2 Permitted uses within the Resort Residential Rst R11 designation are single detached dwellings, recreational facilities, golf course holes, including tees, greens and fairways, stormwater management facilities, and transportation and utility facilities.
- 4.13.3 The overall maximum density of development shall not exceed 5 units per hectare of lands designated Rst R11 as outlined on Schedule B - Density Plan.
- 4.13.4 Golf Course development within this designation shall be subject to the policies of Section 4.19.
- 4.13.5 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.14 Resort Residential Rst R12

- 4.14.1 The use of lands designated Resort Residential Rst R12 may be for low density and medium density cluster residential development and golf course development.
- 4.14.2 Permitted uses within the Resort Residential Rst R12 designation are single detached and multiple residential dwellings, recreational facilities and golf course holes, including tees, greens and fairways, stormwater management facilities, and transportation and utility facilities.
- 4.14.3 The overall maximum density of development shall be 10 units per hectare of lands designated Rst R12 as outlined on Schedule B - Density Plan.
- 4.14.4 Golf Course development within this designation shall be subject to the policies of Section 4.19.
- 4.14.5 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.15 Village Core VC

- 4.15.1 The use of lands designated Village Core may be for commercial, recreational and public uses in support of the resort community. The intent of the Village Core designation is to provide for an integration of residential, recreational, resort and commercial uses in a location that will function as the primary commercial public and institutional centre and is readily accessible to the surrounding residential population.

- 4.15.2 Permitted uses within the Village Core designation are hotels, lodges and other forms of commercial accommodation, restaurants, lounges, conference and convention facilities, seasonal/occasional specialty events, retail stores, business and professional offices, civic and institutional uses, an active public park, health clinics, schools and studios, centralized parking lots, residential uses, and recreational uses, a recreation centre, golf course holes, including tees, greens and fairways and golf course club house.
- 4.15.3 It is intended that the Village Core designation will include 150 commercial accommodation units and 3,500 m² of commercial space. Additional commercial accommodation units and commercial space may be transferred from any unused portion of the maximum limits within the Resort Commercial designation up to a maximum of 200 commercial accommodation units and 4,000 m² of commercial space within the Village Core.
- 4.15.4 Residential uses may be permitted in free-standing multiple residential complexes and above the first storey of any commercial building, subject to locational restrictions related to land use compatibility. A maximum of 200 residential units may be permitted within the Village Core designation.
- 4.15.5 Parking and access shall be provided within centralized commercial parking lots, and shall be the primary parking and access for the Village Core, public parkland and the uses in the Resort Recreational designation.
- 4.15.6 All development shall be in accordance with Detailed Development Policies outlined in Section 5.
- 4.15.7 Special Policies:
- a) Wildlife Corridor

A 200 metre wildlife corridor shall generally be required within the main Escarpment designation, however the corridor may be reduced to a minimum of 190 metres between all buildings and structures in the Village Core designation and all buildings and structures in the Rst R3 and Resort Recreation designations, including any brow setback for development in the Village Core designation. The wildlife corridor must be maintained in a natural state.
 - b) Setback from the Escarpment Brow

All buildings and structures, golf course holes, including tees, greens and fairways and related buildings, public and private parks, recreational uses, single detached and multiple residential dwellings may only be permitted within 30 metres of the brow of the Escarpment as defined on Schedule A-6, if the visual studies of Section 5.1.4 demonstrate that the provisions of the Niagara Escarpment Plan and this Plan are met.

4.16 **Resort Commercial RC**

4.16.1 The use of lands designated Resort Commercial shall be a secondary commercial and recreational centre.

4.16.2 Permitted Uses and Policies:

Permitted uses within the Resort Commercial designation are hotels, lodges and other forms of commercial accommodation units, as well as accessory restaurants, lounges, conference and convention facilities, residential, seasonal/occasional specialty events, retail stores, recreational uses, including a golf course clubhouse, centralized parking lot and transportation and utility facilities.

4.16.3 It is intended that the Resort Commercial designation will include a maximum of 150 commercial accommodation units and a maximum of 1,500 m² of commercial space of which a maximum of 500 m² may be used for retail commercial.

4.16.4 Residential uses may be permitted in free standing multiple residential complexes and above the first storey of any commercial building. A maximum of 150 residential units shall be permitted with the Resort Commercial designation.

4.16.5 Parking and access shall be provided within a centralized parking lot.

4.16.6 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.17 **Resort Recreational Rst Rec**

4.17.1 The use of lands designated Resort Recreational may be for a range of resort recreational uses and related facilities.

4.17.2 Permitted uses within the Resort Recreational designation are a recreation centre, including a sports facility, spa, swimming pools and clubhouse, a restaurant, small scale ancillary commercial facilities, similar recreational oriented uses to a maximum size of 1,000 m² and transportation and utility facilities.

4.17.3 Primary parking and access shall be provided within the Village Core designation. Limited parking will be provided within the Resort Recreational designation. In order to minimize impacts on the natural and scenic attributes of this area and in keeping with the pedestrian orientation of the community, parking shall be limited to a maximum of 30 parking spaces for the recreation centre.

4.17.4 The detailed Site Plan for the Recreation Centre shall require the following:

- a) no grading and clearing shall be done within 30 metres of the Lake of the Clouds. Docks may be permitted within this buffer provided they are authorized under the Fisheries Act, and meet the requirements of the Niagara Escarpment Plan and the Provincial Policy Statement.
- b) limited private access may be permitted on the Lake of the Clouds for such activities as canoeing and other non-motorized boating and fishing and subject to any necessary measures to protect the long term water quality and significant wildlife and fisheries habitat of the Lake. No motorized boats will be permitted on the Lake of the Clouds and access will be designed to discourage swimming.

4.17.5 In addition to the recreation centre, the restoration of the Castle Glen castle ruins shall occur based on the following criteria:

- a) the former architecture will be reflected and integrated into the new development;
- b) the restored building shall be used to display the former features of the building as well as a graphic history of the castle;
- c) the addition of accessory buildings may be permitted in association with the castle which will compliment the restored castle use such as a chapel, souvenir/gift shop.
- d) A 200 metre wildlife corridor shall generally be required within the main Escarpment designation, however, the corridor may be reduced to a minimum 190 metres between all buildings and structures in the Resort Recreation Rst Rec designation and buildings and structures in the Rst R2 designation including any brow setback for development in the Rst R2 designation. The wildlife corridor must be maintained in a natural state.

4.17.6 A small passive public park shall be established within the western portion of the Rst Rec designation along the Lake of the Clouds. The public park shall be strictly regulated to insure that there is no active use of the Lake of the Clouds by the public and may include a lookout and/ or boardwalk.

4.17.7 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.18 Convenience Commercial CC

4.18.1 Permitted uses within the Convenience Commercial CC designation shall be restricted to gas station/convenience store uses. The convenience store use shall have a maximum gross floor area of 125 m². The study required by Section 8.1.3.2. shall specifically address the feasibility of fuel storage facilities.

- 4.18.2 Parking associated with the use of the Bruce Trail may also be permitted.
- 4.18.3 All access to the above permitted uses shall be from an internal road.
- 4.18.4 Buffering shall occur between any permitted use and County Road 19.
- 4.18.5 Architectural and urban design controls shall be implemented to insure that the commercial uses permitted will be in character with the Resort Community.
- 4.18.6 All development shall be in accordance with Detailed Development Policies outlined in Section 5.

4.18.7 Special Policies

a) Setback from the Escarpment Brow

All buildings and structures, public and private parks, parking areas and recreational uses, may only be permitted within 30 metres of the brow of the Escarpment as defined on Schedule A-6, if the visual and natural heritage studies of Section 5.1.2 and 5.1.4 demonstrate that the provisions of the Provincial Policy Statement, Niagara Escarpment Plan and this Plan are met.

4.19 **Escarpment Golf**

- 4.19.1 The use of lands designated Escarpment Golf may be conservation, passive outdoor recreation and golf course development.
- 4.19.2 Permitted uses within Escarpment Golf are golf course holes, including tees, greens and fairways, stormwater management facilities, and transportation and utility facilities but shall not include any buildings or structures associated with the golf course except essential shelters. In addition, the permitted uses within the Escarpment designation under Section 4.23.2 may also be permitted in the Escarpment Golf designation.
- 4.19.3 Any placement or removal of fill and site grading shall be minimized, as shall impacts on existing woodlots and wildlife habitat areas. Golf course holes, including tees, greens and fairways shall be designed to protect the natural heritage features of the Escarpment environment and the scenic open landscape character of the site in accordance with the provisions of Section 5.
- 4.19.4 In the Escarpment Golf designation, golf course holes, including tees, greens and fairways, may only be permitted within areas depicted on Schedule E - Karst Assessment Areas if it is demonstrated that the karst feature and the quality and quantity of ground and surface water and the function of the groundwater recharge/discharge areas, aquifers and headwaters will be protected or enhanced to the satisfaction of all approval agencies and the provisions of this Plan.

- 4.19.5 No golf course holes, including tees, greens and fairways shall be permitted within 30 metres of the brow of the Escarpment as defined on Schedule A-6, unless the visual and natural heritage studies of Section 5.1.2 and 5.1.4 demonstrate that the Provincial Policy Statement and Niagara Escarpment Plan requirements are met.
- 4.19.6 A provincially significant earth science ANSI is located in the area identified by Schedule D - ANSI Assessment Area. Because this area is also visually prominent, development shall be strictly controlled and limited. Golf course development and other permitted uses may be allowed in this area provided that:
- a) it does not significantly alter the natural topography or geological features of the ANSI;
 - b) methods are employed to minimize the impact of the development on the values for which the ANSI has been identified; and
 - c) there will be no negative impact on the natural features for which the ANSI was identified.
- 4.19.7 Golf course holes, including tees, greens and fairways shall be setback 30 metres from the centre line of County Road 19, Sideroad 12, 4th Line and the 2nd Line unless it can be demonstrated through an appropriate study by a qualified golf course architect at the Site Plan approval stage that golf course holes, including tees, greens and fairways can be designed safely within the 30 metres setback, in which case the setback shall be reduced.
- 4.19.8 Proposed development which is permitted in accordance with the provisions of the Escarpment Golf designation, including golf course holes, including tees, greens and fairways, golf cart paths, trails, and limited outdoor recreational uses, shall be identified on the Concept Plans, shall be subject to Site Plan Control and shall address the requirements of Section 5.1.
- 4.19.9 A turf management plan for golf course development must be provided as part of the Site Plan Control submission.
- 4.19.10 Special Policies:
- a) The existing heritage farmhouse located in the northerly portion of the lands within the Escarpment Golf designation along the 12th Sideroad shall be conserved and integrated into the golf course development. Permitted uses shall be carried on within the existing document 28 buildings and may include maintenance, administration and small scale snack bar uses associated with the golf course operations.
 - b) Civic uses such as a police station and firehall may be permitted on the lands directly west of the Convenience Commercial designation.

- c) Two gatehouse dwellings may be permitted on the south side of County Road 19 at the main entrance.

4.20 Hazard Lands H, H1, H2, H3 and H4

- 4.20.1 The use of lands designated Hazard Lands may be for conservation and passive outdoor recreation.
- 4.20.2 Permitted uses within the Hazard Lands designation, shall be restricted to those which do not require the construction of buildings or structures for their operation and provided no adverse environmental impacts result. Within Hazard Lands the permitted uses may be conservation activities, wildlife management, fisheries management, public and private parks provided the uses are restricted to passive uses such as nature viewing, limited biking, walking and cross country ski trails, transportation and utility facilities, and limited golf cart paths, but shall not include golf course holes, including tees, greens and fairways or other active recreational uses.
- 4.20.3 Hazard Lands shall generally be included within a separate block of land as part of the open space component and may be publicly or privately owned as outlined by Section 5.3.6.
- 4.20.4 Permitted uses within the Hazard Lands designations, including golf cart paths, and trails shall be identified on the Concept Plans required by Section 6.3, which shall conform to the provisions of Section 5.1.
- 4.20.5 Notwithstanding Section 4.20.2, transportation and utility facilities may be permitted in Hazard Lands H designation, but not within Hazard Lands H1 designation, subject to Subsection 5.1, including completion of the studies required therein to the satisfaction of the Town in consultation with the Niagara Escarpment Commission, County of Grey, the applicable Conservation Authority and any other applicable approval authority.
- 4.20.6 The lands identified within the Hazard 2 (H2) designation have been identified as the location of both seasonal flooding and sinkhole depression areas.

Notwithstanding Section 4.20.2 and 4.20.5, these lands shall remain in a naturally vegetated state with the exception of the following uses:

- Golf course rough;
- Golf course paths;
- Pedestrian walkways; and
- Existing roadways

Within the Hazard 2 (H2) designation:

- A 30 metre setback from the centroid or central axis of each active sinkhole shall be established and maintained in a naturally vegetated state, however this setback may be reduced to 20 metres for the above uses within this subsection.
- The storage of pesticides, herbicides, fertilizers or other contaminants shall not be permitted; and
- The use or storage of pesticides, herbicides, fertilizers or other contaminants shall not be permitted within the designation or within 30 metres of any sinkhole rim;
- 4.20.7 The lands identified within the Hazard 3 (H3) designation have been identified as the location of sinkhole depression areas. Within the H3 designation:
 - The storage of pesticides, herbicides, fertilizers or other contaminants shall not be permitted;
 - The use of pesticides, herbicides, fertilizers or other contaminants shall not be permitted within 30 metres of any sinkhole rim; and
 - A 30 metre setback from the centroid or central axis of each active sinkhole shall be established and maintained in a naturally vegetated state. However, this setback may be reduced to 20 metres for the following uses only:
 - Golf course rough;
 - Golf course paths;
 - Pedestrian walkways; and
 - Existing roadways

4.20.8 The lands identified with the Hazard 4 (H4) designation have been identified as the location of an off-line and stable sinkhole depression. The uses permitted in this designation shall be those permitted in the Escarpment Golf (EG) designation. All development in and adjacent to the H4 designation shall ensure that surface drainage is not directed into or toward the sinkhole.

4.21 **Lake of the Clouds – L**

4.21.1 It is recognized that the Lake of the Clouds is a privately owned lake and therefore uses may be regulated on the lake.

4.21.2 Access to the Lake of the Clouds shall only be through those lands designated Resort Recreational Rst Rec and subject the provisions of Section 4.17 and Section 5.

4.21.3 No motorized boats or motorized recreational equipment will be permitted on the Lake of the Clouds.

4.21.4 No public access or swimming will be permitted on the Lake of the Clouds.

4.21.5 The Lake of the Clouds may be utilized for irrigation and stormwater retention subject to demonstration that the policies of Section 5 have been addressed.

4.22 **Wetlands**

4.22.1 The use of lands designated Wetlands shall be for conservation and protection of the wetland features and functions.

4.22.2 No development or site alteration is permitted within the Wetlands designation, except where such activity is associated with forestry, conservation of water, soil, wildlife, and other natural resources that will not negatively impact on the features and functions of the Wetland.

4.22.3 Development including golf course holes, including tees, greens and fairways and site alteration may not occur within 120 metres of the Wetlands designation unless it has been demonstrated through the Environmental Impact Study required by Section 8 that there will be no negative impacts on the natural features or ecological functions for which the wetlands were identified. Under all circumstances, a minimum 15 metre setback will be maintained.

4.22.4 Within the Wetland designation adjacent to the Lake of the Clouds and directly north of County Road 19 in Lot 10, Concession 4, and subject to the provisions of Section 5.1.2.3, an elevated boardwalk for the optimum route of the Bruce Trail and golf course access may be permitted, provided CASTLE GLEN OFFICIAL PLAN – O.M.B. document 31 that the construction of the boardwalk shall not require site alteration of the wetland.

4.22.5 Notwithstanding Section 4.22.1 and 4.22.2, within the Wetland designations south of County Road 19 and subject to Section 5.1.2.3, limited pruning may be permitted to provide sight lines for golf course holes, including tees, greens and fairways.

4.23 **Escarpment E**

4.23.1 The use of lands designated Escarpment shall be for conservation and limited passive outdoor recreation uses that foster the preservation and appreciation of the natural heritage features and functions of the Escarpment environment.

4.23.2 Permitted uses within the Escarpment designation shall be restricted to passive uses of land which do not require the construction of buildings or structures and which do not negatively impact the natural and visual character of the Escarpment environment. Permitted uses are conservation activities, limited forest management, wildlife management, fisheries management, essential transportation and utility facilities, including a condominium road to provide

access to Rst.R4, passive parks, biking, walking, and cross country ski trails, essential golf cart paths and other similar passive outdoor recreational uses subject to Section 5.

4.23.3 It is the intent of this Official Plan that development shall be prohibited within the Escarpment designation except as provided in Section 4.23.2.

4.23.4 Escarpment lands shall generally be included within a separate block of land as part of the required open space component and generally will be publicly owned in accordance with the requirements of Section 5.3.5.

4.23.5 A 200 metre wildlife corridor shall generally be required within the Escarpment Designation, the corridor may be reduced to a minimum 190 metres between all buildings and structures in the Resort Recreation designation, Rst R5, Rst R3 and the Escarpment Brow including any brow setback for development above the brow. The wildlife corridor must be maintained in a natural state.

4.23.6 Special Policies:

One golf course hole is permitted on the lands designated Escarpment between the lands designated Escarpment Golf EG and Rst R4 parallel to the 12th Line provided the hole is designed to not place a fairway, tee or greens within the Escarpment designation and the natural contours and vegetation are maintained within the Escarpment designation with the exception of that required for the construction of a golf cart path and limited tree pruning/removal to provide sight lines for the golf course hole.

4.24 Rural

4.24.1 The Rural lands are isolated from the Castle Glen Resort Community and should be limited in use.

4.24.2 Permitted uses within the Rural designation are one single family dwelling, accessory uses, public and private outdoor recreational uses, and civic uses such as a public works depot and emergency services.

4.24.3 Permitted uses may be developed on private sewer and water facilities if it can be demonstrated that the site is suitable for the use proposed, a suitable potable water supply can be obtained and the soils are suitable for private on site sewage disposal.

4.24.4 Only one (1) lot may be created or used for residential purposes. The minimum residential lot size shall be 0.8 hectares with a minimum frontage on a public road of 100 metres.

4.25 **Resort Residential (Thunderhill) Rst R(T)**

- 4.25.1 The use of lands designated Resort Residential (Thunderhill) shall recognize the existing low density residential uses and residential development on existing vacant lots.
- 4.25.2 Permitted uses within the Resort Residential (Thunderhill) designation shall be limited to single detached residential dwellings on existing lots and transportation and utility facilities only. Services will be provided to the perimeter of the lands within this designation as part of the first phase of development of the Castle Glen resort community. Road improvements and water and sewage services shall be in accordance with Town standards and shall be provided for in accordance with the policies of Sections 5.5 and 5.6.
- 4.25.3 All access to the Rst R6 and Rst R7 designations shall be by way of condominium roads from the internal roads within the existing Thunderhill Subdivision.
- 4.25.4 The existing sewage lagoons shall be decommissioned in conjunction with the development of Phase I of the Castle Glen Resort Community.
- 4.25.5 A minimum 15 metre wide buffer shall be provided between any new development including golf course holes, including tees, greens and fairways and roads which are adjacent to the western lot line of the Resort Residential (Thunderhill) designation. A public walkway may be included within this buffer.

5.0 **Detailed Development Policies**

5.1 **Required Studies**

5.1.1 General

- 5.1.1.1 In addition to any other studies which are normally required as part of the development process, including traffic impact, stormwater management, servicing and other technical studies, special studies shall be required to address phasing and development requirements, with particular regard for the unique quality of the Escarpment environment of the Castle Glen Resort Community. All required studies shall be prepared by qualified professionals to the satisfaction of the Town, in consultation with the County of Grey, the Niagara Escarpment Commission and the applicable agencies. The Town may also obtain independent peer reviews as part of the approval process, where necessary. Detailed studies are required for all phases of development, in conjunction with the development process set out in Section 6. The reasonable costs for the preparation of peer review studies shall be at the sole expense of the developer. The selection of independent peer reviewers and terms of reference for peer reviews shall be at the sole discretion of the Town.

5.1.2 Natural and Cultural Heritage

5.1.2.1 All development shall be required to demonstrate that the following natural and cultural heritage objectives are met:

- a) To maintain the Escarpment designation as a continuous natural environment,
- b) To protect the natural heritage features and functions of significant valleylands,
- c) To protect significant wildlife habitat in accordance with the provisions of the Provincial Policy Statement and the Niagara Escarpment Plan,
- d) To maintain, and improve where possible, the diversity of natural features and the natural connections between them,
- e) To prohibit development within the habitat of endangered plant or animal species,
- f) To maintain wildlife corridors and linkages, and enhance wildlife habitat, wherever possible,
- g) To protect or enhance the quality and quantity of streams and water supplies, and to protect or enhance the function of sensitive groundwater recharge aquifers, headwaters and discharge areas,
- h) To protect wetland features and functions,
- i) To protect or enhance the natural features and functions of fish habitat and ensure that there is no net loss of fish habitat,
- j) To protect the significant ecological features and functions of woodlands,
- k) To protect steep slopes, karst features and valley systems from development that would have negative impacts on their ecological or hydrogeological functions, or result in unsafe conditions,
- l) To design development, including golf course development, to be compatible with the ecological and physical features and functions of the site,
- m) To retain existing vegetation as visual screening, supplemented by additional plantings, where appropriate,
- n) To ensure that the existing cultural heritage features are conserved,
- o) To ensure that all development shall be designed to protect the interpretive value of the provincially significant earth science ANSI shown on Schedule D,
- p) To ensure the protection, and enhancement, where possible, of the natural features of the Escarpment in an environmentally sustainable manner,
- q) To ensure that future development is designed and located in such a manner to maintain and/or enhance the open landscape character of the

Niagara Escarpment in so far as possible, maintain the visual continuity of the natural environment of the Niagara Escarpment, and preserve the natural visual and cultural heritage characteristics of the subject property and surrounding area,

- r) To ensure that all development shall be designed to conserve the cultural heritage and archaeological resources of the site.

5.1.2.2 Environmental Constraint Impact Assessment (ECIA)

5.1.2.2.1 Prior to the preparation of each Concept Plan and/or Master Development Agreement, an Environmental Constraint Impact Assessment (ECIA) shall be prepared by the applicant and approved by the Town in consultation with the applicable agencies.

The Environmental Constraint Impact Assessment is intended to identify the features and areas that will not be available for development.

The location and intensity of development identified in the Concept Plans will be further refined through the implementation of Section 5.1.2.3. at the overall Plan of Subdivision, Plan of subdivision/condominium, site plan approval, and zoning bylaw stage.

The ECIA shall:

1. Identify the type and extent but not the staked boundary of the following features and areas which will be protected from incompatible development:
 - Natural heritage features and areas under the Provincial Policy Statement and the Niagara Escarpment Plan;
 - Groundwater and surface water resources, groundwater recharge/discharge areas, aquifers and headwaters;
 - Karst features;
 - Wetlands;
 - Natural Hazards under the Provincial Policy Statement and Niagara Escarpment Plan;
 - Cultural heritage and archaeological resources under the Provincial Policy Statement and Niagara Escarpment Plan;
 - The provincially significant Earth Science ANSI as outlined within Section 5.1.2.1(o)
2. For each of these features and areas, identify the functions for which they perform and for which they were identified, and identify which features and functions will be protected from incompatible development.

3. For each of the features and areas identified in 2 above, specify the requirements for further study at the overall plan of subdivision, plan of subdivision/condominium, site plan and zoning by-law stages.
4. Identify and map, to the level of detail appropriate to the Concept Plan stage, the features and areas which are prohibited from development under the Provincial Policy Statement and Niagara Escarpment Plan.
5. Include a preliminary water budget to assess the long term sustainable water taking for golf course irrigation that may be permitted, in order ensure that the quality and quantity of surface and ground water resources are protected or enhanced. The water budget shall consider the cumulative impact of existing, and approved water taking, and shall analyze a full range of viable alternatives, including but not limited to the use of stormwater management facilities. The water budget will address methods of reducing reliance on ground water for irrigation.
6. Identify, to the greatest extent possible, and only for the purpose of information for public authorities, species of management concern as identified by the applicable authority.

5.1.2.2.2 The ECIA shall, at a minimum, require:

- a. a review of existing data, studies, information, literature and reports;
- b. interpretation of topographical mapping and air photography;
- c. multi-season field work, to the level of detail appropriate to the Concept Plan stage; and
- d. consultation, as appropriate, with the Department of Fisheries, NEC, County of Grey, NVCA and Town of The Blue Mountains and any applicable approval authorities.

5.1.2.2.3 In connection with the preparation of the ECIA, where applicable, and the EIS and prior to approval of all phases of development, the significant habitat of the hart's-tongue fern, that may be negatively impacted directly or indirectly by proposed development, will be mapped and identified for protection.

The steps to determine the significant habitat of the hart's-tongue fern shall include:

1. Literature review to determine the most current scientific knowledge of the species and its management;
2. Identification of the location and extent of the hart's-tongue fern plants;
3. Field research assessment including, but not limited to, depth of snow cover, tree canopy closure, wind exposure, soil type and depth, presence of boulders or rock outcrops, moisture regime, presence of rock fissures and crevices, presence of indicator

species or bryophytes, aspect and orientation and topography/slopes thereby characterizing the Ecological Land Classification vegetation type, supporting the species.

The identification of the habitat is critical to ensuring the survival of self sustaining populations at all stages of the hart's-tongue fern life cycle. In defining habitat, the last sentence in the second paragraph of Section 5.1.2.3 e) shall be applied.

The above provision shall be addressed in a report prepared by a qualified professional that will include an assessment of the potential impacts of proposed development on the habitat and identifies areas for protection and/or future management, and monitoring.

This report shall be approved by the Town in consultation with the applicable agencies.

5.1.2.2.4 In connection with the preparation of the ECIA, where applicable, and the EIS, and prior to approval of all phases of development, the significant habitat of the butternut, that may be negatively impacted directly or indirectly by proposed development will be mapped and identified for protection.

The steps to determine the significant habitat of the butternut shall include:

1. Literature review to determine the most current scientific knowledge of the species and its management.
2. Field identification of the location and extent of all butternut trees including location, height, and habitat setting;
3. All specimens found shall be rated for signs of infection using approved methods as stipulated by the Federal and/or Provincial Governments as applicable at the time of the preparation of the study. Each healthy specimen or specimens that are required to be retained using the Federal and/or Provincial guidelines in place at the time of the ECIA and EIS studies shall be identified.

The identification of the habitat is critical to ensuring the survival of self sustaining populations of all age classes of butternut.

In defining habitat, the last sentence in the second paragraph of Section 5.1.2.3 e) shall be applied.

In connection with the preparation of the ECIA where applicable, and the EIS, habitat for butternut shall be determined and mapped as a potential constraint to development. Federal and/or Provincial guidelines for determining the habitat of butternut will be applied.

In the absence of any Federal and/or Provincial guidelines for determining the habitat of butternut, habitat mapping will be completed in connection with the preparation of the ECIA and EIS.

In cases where a single tree is to be preserved, an area sufficient to ensure the vitality of the tree will be maintained, considering other environmental conditions (e.g., soil types and depth, slope conditions, local drainage characteristics).

Healthy saplings and seedlings may be moved provided that a certified arborist approves the relocation and that suitable habitat is available close by. If saplings or seedlings are going to be moved, a certified arborist should prepare a plan detailing the proper procedures to be followed.

In the event a tree has to be sacrificed that would be normally retained using Federal and/or Provincial guidelines at the time of the preparation of the ECIA and EIS, compensation, mitigation and archiving procedures identified by the Federal and/or Provincial governments at that time will be followed.

The above provisions shall be addressed in a report prepared by a qualified professional that will include an assessment of the potential impacts of proposed development on the habitat and identifies areas for protection and/or future management, and monitoring. This report shall be approved by the Town in consultation with the applicable agencies.

5.1.2.3 Environmental Impact Study (EIS)

At the time of the development of an overall plan of subdivision, plan of subdivision/condominium, site plan or zoning, in accordance with Section 6.3, the following criteria shall be addressed through an Environmental Impact Study:

a) Surface and Ground Water Resources:

Development shall be designed and located to ensure that the quality and quantity of ground water and surface water and the function of source areas, sensitive ground water recharge/discharge areas and aquifers and headwaters will be protected or enhanced. Stormwater management ponds shall be designed to the satisfaction of the appropriate approval authority and located to avoid streams, wetlands, source areas and the Escarpment and Hazard Lands designations. The design and construction of ponds and any water taking proposed in association with the golf course use shall be supported by the preparation of a detailed water budget and water quantity analysis that:

- maximizes collection of surface stormwater drainage internal to the site, incorporates measures within the overall design of the pond/drainage system and golf course design,
- minimizes the demand for and reliance upon supplementary water resources from well/ground water and surface water sources and
- evaluates golf course design principles such as drought resistant grass, un-manicured roughs and on un-manicured portions of fairways, e.g., links style course and other measures that reduce the demand for water.

In addition, prior to zoning or site plan approval, proposed golf course development must be supported by a water quality analysis in conjunction with the requirements of Section 5.1.3 that assesses cumulative impacts and demonstrates that the application of fertilizers, pesticides, fungicides and other chemical applications to the golf course will ensure that the quality of surface and ground water will be protected or enhanced.

- b) Wetlands: Development within 120 metres of wetlands, but outside their minimum buffers, shall not be permitted unless it can be demonstrated that there will be no negative impacts on the natural features and ecological functions for which the wetlands were identified.
- c) Fisheries: New development or redevelopment that may have negative impacts on a fisheries resource, and all development adjacent to fish habitat, shall demonstrate to the NVCA or the applicable approval authority the following:
- no net loss of productive capacity of fish habitat;
 - maintenance of sufficient minimum base flow of watercourses
 - maintenance of existing watercourses in a healthy, natural state;
 - maintenance of vegetative buffers in accordance with the sensitivity of the fishery resource; and
 - best available construction and management practices shall be used to protect water quality and quantity, both during and after construction.

Treatment of surface run-off to maintain water quality and hydrological characteristics in receiving watercourses shall meet the standards established by the Ministry of the Environment.

In addition, it must be demonstrated that there will be no harmful alteration, disruption or destruction of fish habitat, except where it has been authorized under the Federal Fisheries Act using the guiding principle of no net loss of productive capacity.

d) Woodlands Assessment

Development may be permitted within the woodlands, provided that:

- It has been demonstrated that there will be no negative impacts to the significant natural features and areas, and ecological functions referred to in the Provincial Policy Statement.
- The disturbance of treed areas is minimized and proposed development in heavily treed areas shall require a site plan agreement containing specific management details regarding the protection of existing trees in accordance with a Tree Preservation Plan,
- Existing tree cover or other stabilizing vegetation will be maintained on slopes in excess of 25 percent (4 in 1 slope), and
- It has been demonstrated that impacts on rare plant or animal species as defined in the Niagara Escarpment Plan shall be minimized.

e) Wildlife Habitat

Development shall not be permitted in identified habitat of endangered plant or animal species, or in significant portions of the habitat of threatened species.

Development shall not be permitted within significant wildlife habitat, unless it can be demonstrated that there will be no negative impacts on the natural features or ecological functions for which the area is identified. In defining significant wildlife habitat for species, including but not limited to butternut and hart's-tongue fern, significant habitat shall be defined as those areas essential to completion of their life cycle as self-sustaining populations.

Development shall be designed so as to:

- minimize impacts upon wildlife habitat, in particular rare or vulnerable, plant and animal species;

- maintain and improve where possible linkages with adjacent areas; and
- enhance wildlife habitat wherever possible.

f) Watertaking

All required water taking associated with the proposed development, including any water taking for proposed golf course holes, including tees, greens and fairways use shall be of a scale and intensity that will not have an adverse effect on water quality, quantity and the Escarpment environment. In addition to the requirements of 5.1.2.3. a), b, and c) and Section 5.1.3 studies are required to demonstrate that the proposed water taking is an essential part of the proposed development and that the need and amount of water required is justified. The studies will be required to identify the measures that are proposed to reduce and mitigate the specific and cumulative impacts of water taking on the natural environment and surface and groundwater quality and quantity. It must be demonstrated that the quality and quantity of ground and surface water and the function of sensitive groundwater recharge and discharge areas, aquifers and headwaters will be protected or enhanced to the satisfaction of the Town, the County of Grey, the Nottawasaga Valley Conservation Authority, Ministry of Environment and the Niagara Escarpment Commission and applicable approval authority.

5.1.3 Karst Systems and Landforms

5.1.3.1 Development may be permitted within the Karst Assessment Area identified on Schedule E, provided it has been demonstrated that such development can protect or enhance the quality and quantity of groundwater and surface water and the function of sensitive groundwater recharge/discharge areas, aquifers and headwaters.

5.1.3.2 Areas within the Karst Assessment Areas shall be the subject of karst studies undertaken by qualified karst specialists and such studies must further identify and map karst features and systems, and must include detailed surface water budgets and appropriate karst aquifer studies including, but not limited to groundwater tracing and appropriate geotechnical studies such as Ground Penetrating Radar. The primary goal of these studies is to ensure that the type, density, location, and massing of the proposed development will not result in enhanced surface flooding (seasonally and 25 year storm events) within or adjacent to the developable areas (except for flooding on golf course holes, including tees, greens and fairways and in approved stormwater management facilities), will protect or enhance water quality and quantity within the

karst aquifer including at the springs and seeps, and will maintain current flows at the springs and seeps within +/- 10 % of current flows.

5.1.3.3 A detailed stormwater management plan, incorporating the results of the detailed karst studies will be developed.

5.1.3.4 The results of the karst and stormwater management studies will demonstrate that the final development incorporates the following principles:

- Current infiltration and karstic drainage conditions should be mimicked to the maximum extent possible (including the use of filtering swales and soakways);
- Surface grading will be minimized and under no circumstances should sinkholes be filled-in or plugged unless it can be demonstrated that the quality and quantity of ground water and surface and the function of sensitive recharge/discharge areas, aquifers and headwaters will be protected or enhanced.
- Naturally vegetated setbacks consisting of a minimum of 30 m (subject to Sections 4.20.6 and 4.20.7) appropriate to protect water quality and quantity, and public safety, shall be maintained around all sinkholes in lands designated H2 and H3;
- Additional studies by qualified karst experts to evaluate the need for additional setbacks, such as along recharge drainageways draining into sinkholes will be undertaken in lands designated H2 and H3; and
- All retention and irrigation ponds will be sealed to prevent leakage into the karst.

5.1.3.5 An acceptable environmental management plan will be developed and, at a minimum, incorporate the following elements:

- The use of chemical (organo-chlorine or organo-phosphate based) pesticides and herbicides will be minimized;
- Sound environmental principles directing golf course maintenance including, but not limited to, the use of the most appropriate types of pesticides and fertilizers (e.g., slow release) and the development of application protocols to prevent entry of these substances into the karst aquifer;
- Swimming pools will generally be restricted and will not be permitted unless sufficient overburden exists and only if supported by appropriate study;
- Residents will not be permitted to regrade or fill-in depressions on their property;

- No underground storage tanks will be permitted within the Karst Assessment Area unless sufficient overburden exist and only if supported by appropriate study. All tanks will be designed with spill/leakage containment impoundments; and
- An educational pamphlet will be prepared for distribution to residents and day-use visitors regarding the nature of the karst with specific information relating to the high potential for flooding and contamination.
- In order to maintain water quality, consideration shall be given in the design and management of golf course areas to the following, along with all other relevant matters:
 - The optimization of phosphorous application rates;
 - The implementation of ongoing monitoring to ensure minimal phosphorous losses from managed golf course areas;
 - The judicious application of fungicides, well within recommended application rates;
 - The preparation of a Pesticide Management Plan to ensure the optimization of pesticide use;
 - If possible, the use of alternative fungicides;
 - The preparation at the detailed design stage of an Environmental Management and Maintenance Plan with input from a qualified environmental consultant;
 - The implementation, following site construction and initial operations, of a surface water quality monitoring program to ensure that golf course operations do not have a negative impact on the headwaters of Black Ash Creek or Silver Creek;
 - A minimum depth of overburden of 2 metres;
 - The collection and direction of runoff (surface and sub-surface) to storage ponds for re-use;
 - The implementation of exfiltration features at the outlets of stormwater management ponds; and
 - Audubon certification.

5.1.3.6 Construction phase contingency plans will be prepared to address unplanned events such as flooding during heavy rain storms and potential soil collapse.

5.1.3.7 An acceptable environmental monitoring plan will be developed to include periodic water sampling at the springs, with collections being timed to catch the high, intermediate and low flow stages. Parameters monitored

will include faecal coliforms, major nutrients, selected metals, and organic pesticides. The monitoring plan will also include periodic spring flow measurements (quantity).

5.1.4 Visual Impact Assessment

5.1.4.1 The requirement for a Visual Impact Assessment is to ensure that future development is designed and located in such a manner to maintain and/or enhance the open space character, maintain the visual continuity of the natural environment of the Niagara Escarpment, preserve the natural, visual, and cultural heritage characteristics of the area and protect the natural and cultural heritage features of the area. In order to achieve this, a Visual Impact Assessment shall be required for the Castle Glen Resort Community. The location and design of development proposed shall be required to meet the following policies, in addition to other applicable provisions of this Plan.

5.1.4.2 The components of the Visual Impact Assessment shall be required as set out in Section 5.1.4. 12 to 15 within the area identified on Schedule C. Generally, development shall be located in cluster groupings with large open space blocks. Particular attention shall be given to location, density, mass, height restrictions, architectural design, tree and landform preservation and other locational criteria designed to avoid negative visual impacts to the natural and cultural landscape.

5.1.4.3 Buildings and structures shall not exceed the skyline associated with the Escarpment except if it can be demonstrated through the detail Visual Impact Assessment such impact will be negated within 4 years as a result of detailed landscape plan, and/or natural tree growth and retention. Maximum height limitations identified under each designation may need to be reduced in order to satisfy the provisions of this section.

5.1.4.4 The Visual Impact Assessment includes the following studies, which are to be completed to the satisfaction of the Town and the Niagara Escarpment Commission. Within the Viewshed Assessment Areas identified on Schedule C the following studies shall be required:

- a) Visual Landscape Analysis
- b) Viewshed Analysis
- c) Tree Preservation Plan
- d) Computer Simulation Model
- e) Lighting Plan
- f) Landscape Plan.

Outside the Viewshed Assessment Areas identified on Schedule C, the following studies shall be required:

- a) Visual Landscape Analysis
- b) Tree Preservation Plan
- c) Lighting Plan
- d) Landscape Plan.

5.1.4.5 A Visual Landscape Analysis, shall be required to include an analysis of the scenic quality of the natural and cultural heritage landscape including, landform (topography), vegetation, any special natural or cultural heritage features and land uses of the area. The Visual Landscape Analysis is an integral part of the Visual Impact Assessment and is required in order to evaluate the potential visual impact of the proposed development on the natural and cultural heritage landscape character. The analysis must demonstrate to the satisfaction of the Town and the Niagara Escarpment Commission that the proposed development is compatible with the natural and cultural heritage landscape.

5.1.4.6 A Viewshed Analysis shall be required for all areas identified on Schedule C. The Viewshed Analysis is required to identify the visibility of the proposed development on the landscape, e.g., whether proposed buildings, structures, roads, etc. would be visible from the short, medium and long range views from public visual access points, e.g., surrounding roads and views from the Bruce Trail. The Viewshed Analysis in conjunction with the Simulation Model will identify locations where development would be visible.

Relocation or specific design criteria and/or detailed landscaping may be required in order to meet the provision of this Plan.

5.1.4.7 A Tree Preservation Plan shall be required to identify the existing trees, woodlands and other vegetation, including hedgerows, and identify those which are to be protected, relocated or planted in order to protect the natural environment and the visual and cultural heritage landscape character.

- a) The Tree Preservation Plan shall identify:
 - the species, height and age of existing woodlots, identified through the Environmental Constraints Impact Assessment and Environmental Impact Study,
 - specifications for the protection of existing vegetation (including but not limited to protective fencing beyond the dripline for individual trees or masses of vegetation),

- a detailed assessment of the vegetation to be retained, removed or relocated including the rationale.
- b) Protective fencing shall be erected outside the dripline of any vegetation to be protected. There shall be no alteration of grades or disturbance (including storage of construction materials, equipment or fuel, or refueling of equipment) within the fenced area.
 - c) Existing surface and groundwater availability are important to the viability of vegetation to be protected. As such, alterations to existing grades and drainage patterns outside of the protected areas will be minimized in order to maintain existing drainage, surface and groundwater availability.
 - d) The Tree Preservation Plan shall incorporate results of the identified Environmental Constraints and Impact Assessment all of which shall be reflected on the Landscape Plan.

5.1.4.8 A Lighting Plan shall be required to identify proposed exterior/ outdoor lighting and to demonstrate how the provisions of Section 6.2 have been met. The Lighting Plan shall include an analysis of the impact of proposed lighting and mitigation measures in order to ensure that the impact of lighting on the night skies and the Escarpment landscape are minimized, through locational and design criteria for buildings, structures and lighting.

5.1.4.9 The impacts of lighting will be minimized through such measures as indirect lighting, height and location of fixtures, low voltage lighting, or through shielded or hooded fixtures. The subdivision, condominium and/or site plan agreement will address the lighting details necessary to implement the Lighting Plan.

5.1.4.10 A Computer Simulation Model shall be required within the Viewshed Assessment Areas identified on Schedule C. The Computer Simulation Model is required to assesses the impact of the proposed development on the natural, visual and cultural landscape character from short, medium and long range views from public access points, (e.g., surrounding roads, Bruce Trail) in accordance with the provisions of this Plan, and in particular Sections 3.2, 3.3 and 3.4. The Computer Simulation Model shall incorporate the results of the above studies and have the capability to simulate the visual impact of the proposed development on the basis of a detailed analysis of the location, siting, vegetation, grading, height, mass, form and colour of the proposed development. The Computer Simulation Model will be an important tool for ensuring that development is located and designed in accordance with the provisions of this Plan.

5.1.4.11 All Landscape Plans shall be required to incorporate the findings of the Environmental Impact Study, the Visual Landscape Analysis, the Tree Preservation Plan, Lighting Plans and, within the area identified on

Schedule C, the Viewshed Analysis and the Computer Simulation Model. Landscape Plans shall identify final proposed grading, the specific location of all buildings and structures associated with proposed residential, commercial and recreational development, including, golf holes, paths, trails, roads and parks. They shall identify all trees to be preserved in accordance with the Tree Preservation Plan, trees to be planted, proposed landscaping including design features, such as, lighting, walls, parking, etc. Landscape Plans and Lighting Plans shall require approval by the Town and the Niagara Escarpment Commission. The provision of buffer strips, retention of existing vegetation, additional plantings, location setbacks, height limitations, and other appropriate measures may be required based on the detailed studies as part of the decision on the Plan of subdivision/condominium and/or Site Plan Control.

5.1.4.12 The Visual Impact Assessment shall be completed in phases to ensure that the visual policies will be applied thoroughly at all stages of development.

5.1.4.13 The Visual Landscape Analysis as a minimum shall be required and prepared as part of the submission and approval of the Concept Plans. The final locations of all development will be determined following the completion all components of the Visual Impact Assessment.

5.1.4.14 Overall Plans of Subdivision per phase for the purposes of establishing roads and future development blocks may only proceed after the completion and approval of the applicable Concept Plan.

In connection with the Overall Plan of Subdivision, the following Visual Impact Assessment studies are required for the assessment of roads only:

- a) Viewshed Analysis (only on lands identified on Schedule C)
- b) Tree Preservation Plan
- c) Computer Simulation Model (only on lands identified on Schedule C)
- d) Lighting Plan
- e) Landscape Plan

While the above studies are not required for the initial creation of the development blocks, the zoning of development blocks shall include the limitation of a Holding prefix which requires completion of further Visual Impact Assessment studies prior to the removal of the Holding “h” symbol.

5.1.4.15 At the time of detailed Plan of Subdivision, Plan of Condominium and/or Site Plan submission stage, the following Visual Impact Assessment studies are required:

- a) Viewshed Analysis (only on lands identified on Schedule C)
- b) Tree Preservation Plan
- c) Computer Simulation Model (only on lands identified on Schedule
- d) Lighting Plan
- e) Landscape Plan

5.1.5 Cultural Heritage and Archaeological Resources

5.1.5.1 The appropriate studies will be complete to ensure that the cultural heritage and archaeological policies of the Provincial Policy Statement and Niagara Escarpment Plan and the Grey County Official Plan are met.

5.1.5.2 A phase one (1) assessment of cultural heritage and archeological resources will be completed prior to the approval of a Concept Plan.

5.1.5.3 The appropriate detailed assessment shall be completed, if required, for roads only as part of the overall plan of subdivision to the satisfaction of the applicable authority.

5.1.5.4 The appropriate detailed assessments will be completed, if required, prior to plan of subdivision/condominium or site plan approval or zoning to the satisfaction of the applicable authority.

5.1.6 Phasing Report

5.1.6.1 A Development Impact and Monitoring Study of the impact of each phase of development shall be undertaken by the developer to assess:

- a) the adequacy of roads and other services, including fire and emergency services, walkways, water supply, sewage disposal and solid waste management;
- b) the adequacy of recreational, cultural and commercial facilities.
- c) any negative impacts upon the quality and quantity of surface and ground water resource including the impacts of water taking, Karst systems and stormwater management;
- d) any negative impacts on the natural heritage features and functions;
- e) any negative impacts upon the quality of the visual environment;

- f) impacts related to the municipality's administration and financial capabilities, the impact on municipal, county and provincial road systems, solid waste management, and other municipal services such as recreation , school facilities, police and fire protection, medical and other social services;
- g) any potential cumulative impacts of existing and future phases of development;
- h) any other relevant development phasing impacts;
- i) the performance of the developer to-date in meeting all obligations under the development agreements; and
- j) any negative onsite or offsite impacts upon the quality of the natural environment, including impact caused by water taking and stormwater management.

5.1.6.2 This Development Impact and Monitoring Study shall be completed to the satisfaction of the Town in consultation with the public and any affected agencies, including the County of Grey, school boards, and the Niagara Escarpment Commission, as applicable. The developer shall be required to address any significant impacts to the satisfaction of the Town prior to proceeding to the next phase of development, including any appropriate changes to the Concept Plans and Master Development Agreement or any other relevant approvals.

5.2 **Development Phasing**

5.2.1 Development shall be carried out in a phased sequential manner, with a minimum of five phases to be identified under the required Concept Plans and/or Master Development Agreement. Prior to commencement of each phase of development, the following policies shall apply:

- a) Application for approval of Overall Plan of Subdivision showing roads and development blocks for each phase of development shall be supported by the required studies to address the policies this Plan, the Master Development Agreement, and all other relevant matters.
- b) Applications for approval of detailed plans of subdivision or condominiums and/or site plan for each phase of development shall be supported by the required studies to address the policies and provisions of the Plan, the Master Development Agreement and all other relevant matters.

- c) All applicable studies shall be completed to the satisfaction of the Town, including appropriate provisions for any required facilities, mitigation measures, or other relevant matters, as further provided under Section 5.
- d) Road improvements and access may be phased in accordance with the provisions of Section 5.5.
- e) Phasing of development and the provisions of water and sewage services shall be subject to the provisions of Section 5.6.
- f) Walkway linkages, roads, road improvements, service connections, stormwater management facilities, land conveyances and other relevant matters may be required for lands that extend beyond the boundaries of the current phase(s) of development.
- g) All matters related to the phasing, servicing and regulation of development shall include applicable approvals from applicable agencies.
- h) Before the developer may proceed with the next phase of development, the current phase shall have been substantially completed such that all required roads, services and walkways have been constructed, seventy five percent (75%) of the residential units in the previous phase must be in registered plans and building permits must have been obtained for at least fifty percent (50%) of the residential units. Nothing in this sub-section shall prevent the developer from proceeding with golf course development outside the current phase and in advance of the subsequent residential phase of development.
- i) Council shall be satisfied that the developer has met all obligations, that appropriate mitigation measures are provided to ensure that further development will not have negative impacts upon the natural and visual character of the Escarpment environment, and that all necessary provisions are in place, including appropriate services and securities, to permit development to proceed.
- j) Additional phasing requirements may be established under the Master Development Agreement and any other applicable agreements.

5.2.2. Notwithstanding any prior approvals, for each phase of development, Council must be satisfied that the results of Development Impact and Monitoring Study justifies consideration of the next phase.

5.2.3 Within the lands south of County Road 19, the existing Thunderhill Subdivision and the lands directly east of the subdivision (Rst R6and Rst R7), a maximum of 520 residential units may be permitted. In addition, 150 commercial accommodation units, related commercial and golf

course development may be permitted. No more than 400 new residential units may be located south of County Road 19.

5.2.4 The first phase of development shall include the existing Thunderhill subdivision, and services shall be provided to the perimeter of the Rst R(T) Thunderhill designation as part of the first phase of development.

5.2.5 An amendment to the Town's zoning by-law shall be required prior to the development of each phase. The zoning by-law may also establish the holding "h" zone to regulate the phasing of development.

5.3 **Parkland and Open Space Dedications**

5.3.1 **Park Management Plan** It is intended that public parkland for the Castle Glen Resort Community include both active and passive park facilities to be regulated by a Parks Management Plan prepared by the Municipality. The Parks Management Plan shall be in conformity with Part 3 of the Niagara Escarpment Plan.

5.3.2 **Required Parkland** The developer shall dedicate land for public parkland in accordance with the requirements of the Planning Act. A minimum of 8 hectares of land shall be dedicated to the municipality as outlined within Section 5.3.3 and 5.3.4 as Public Parkland. An 8 hectare dedication meets the requirements of the Planning Act, for all the lands within the Official Plan area and shall be dedicated at the time of registration of the Plan of Subdivision/Condominium in which the parkland is located. Details such as the timing of dedication, shall be established by the Master Development Agreement as outlined in Section 6.3.

5.3.3 **Active Parks**

Active Parkland shall be dedicated in accordance with the provisions of the Planning Act and this Plan. The Concept Plans as required by Section 6.3 will establish the general location of Active Parks. Active Parkland shall be dedicated to the municipality within the Village Core and/or within the vicinity of the Village Core within the Rst R2 designation. The Active Parkland dedication shall be approximately eight (8) hectares of land, however this dedication may be in more than one parcel. Active Parks shall be subject to the Visual Impact Assessment policies of Section 5.1.4.

5.3.4 **Passive Parks** Except as provided in this policy, Passive Parkland will not be included within the Planning Act dedication. Passive Parkland shall be dedicated to the municipality west of the Lake of the Clouds in the Escarpment designation. The size and location will be determined within the Concept Plans required by Section 6.3. The uses within Passive Park will be regulated by the Parks Management Plan in conformity with Part 3

of the Niagara Escarpment Plan. However, the only permitted structure within the Passive Park will be a viewing platform subject to Section 5.1.2.3. Direct access to the Lake will not be permitted.

5.3.5 Dedication of Escarpment Land

Generally all lands designated Escarpment are to be dedicated to the municipality and are subject to the Niagara Escarpment Parks and Open Space System policy of the Niagara Escarpment Plan and the development of a Parks Management Plan. The Escarpment lands other than the passive park outlined in Section 5.3.4 shall be restricted to public trail uses as well as other specific uses permitted by Section 4.23.2 and 4.23.5. In order to facilitate the specific private uses of Section 4.23.2 and 4.23.5, the municipality will grant appropriate easements and right-of-ways over Escarpment lands. A restrictive covenant shall be registered in perpetuity against the dedicated Escarpment lands to ensure the public uses are limited to conservation activities, limited forest management, wildlife management, fisheries management, essential transportation including a private condominium road to provide access to Rst R4, essential utility facilities, passive parks, biking and walking trails, cross country trails, essential golf cart paths and passive outdoor recreation uses. Further details, such as the timing of dedication shall be established by the Master Development Agreement outlined in Section 6.3.

5.3.6 Dedication of Hazard Lands and Wetlands

Generally lands designated Hazard and Wetlands will be dedicated to the municipality. Limited exceptions may occur where the Hazard lands and/or Wetlands are integrated within the design of a private recreation feature such as golf course development or where lands have no access from a public road. Dedication of Hazard lands and Wetlands will occur at the Plan of Subdivision/Condominium or Site Plan approval stage within which the Hazard Lands or Wetland is located.

Where dedicated, the municipality will grant easements, right-of-ways, etc. that will permit servicing connections and golf course cart path connections.

5.4 Pedestrian Access

5.4.1 It is intended that the required open space component will include open space pedestrian links which will connect the Castle Glen Village Core and other resort facilities to the residential areas throughout the Castle Glen Resort Community and will provide convenient non-vehicular circulation between activity nodes and various land uses. The Pedestrian Access routes depicted on Schedule B, including the Bruce Trail shall be supplemented by secondary linkages where possible.

- 5.4.2 Although the orientation of these trails should generally follow the identified conceptual routes, variations will be necessary based on detailed design, including any considerations identified under the Environmental Constraints and Impact Study. More detailed walkway linkages shall be identified under the Concept Plans. Additional linkages within subdivision or condominium design approvals shall also be required to provide an extensive open space walkway trails network to as many parts of the community as possible.
- 5.4.3 The subdivision/condominium and/or site plan agreement shall provide for the dedication to the municipality of primary pedestrian pathways which are essential to the pedestrian movement within the Castle Glen Resort Community. Other pathways may be owned privately. It is noted that the pathways may vary from a simple footpath in wooded, low density areas to a higher capacity surfaced walkway in denser developed areas. Paved or concrete pathways shall generally be required for internal walkways within subdivision areas. Multi-functional pathway systems for walking, skiing and biking shall also be encouraged. In some cases, extra wide or dual pathway systems may be appropriate for such multi-functional purposes. The standard of construction shall be determined by the Town bearing in mind the anticipated user demand and character of the environment. Subdivision design shall incorporate an extensive network of open space public pathways. These open space pathways shall be considered part of the required municipal infrastructure, and shall not be considered part of any required parkland dedication.
- 5.4.4 The location and design of pathways shall be guided by the following policies and the provisions of Section 5.1:
- a) the right-of-way shall generally be a minimum of 6 metres in width. Greater or lesser right-of-way width may be required based on the location, design and nature of the pathway;
 - b) the location should generally be oriented towards treed areas and areas of frequent change in elevation or contour while avoiding steep or, unstable slopes;
 - c) pathways should be separated from roadways, where possible, but may substitute for sidewalks where paralleling the road allowance;
 - d) a practical route should be provided for walking, skiing and biking, with appropriate separations wherever possible;
 - e) conflicts with adjacent uses should be minimized through appropriate setbacks and vegetative screening; and.
 - f) public open space walkways should be integrated with subdivision and golf course design, with pedestrian access to all lots or units, where possible.

5.5 **Transportation**

- 5.5.1 The general alignment of proposed local and collector municipal roads are identified under Schedule B. New road access from existing municipal roads or County Road 19 shall be generally restricted to those locations identified on Schedule B and shall be restricted to a maximum of two (2) public road accesses onto County Road 19 and one on Sideroad 12 and one on the 2nd and one on the 4th Line. Emergency road access however will be permitted where appropriate. Access onto the 12th Sideroad is intended for emergency service purposes only for the foreseeable future, but full use is not precluded. Access to individual lots or blocks of land from any existing municipal road or County Road 19 shall be prohibited, except for access to the Rural designation.
- 5.5.2 All road access shall be subject to the approval of the applicable road authority. Adequate provisions shall be made to ensure safe and efficient traffic movement, including road improvements, road widenings, traffic signals, turning lanes, and sight lines. The developer shall be required to submit an overall traffic impact study to assess road impacts and needs, to be monitored and updated for each phase of development.
- 5.5.3 Existing external municipal roads shall be upgraded by the developer where required as a result of proposed development. Particular regard shall be given to the need for road improvements along County Road 19 to ensure proper sight lines with road intersections as well as the upgrading on the 2nd Line. All municipal road upgrading and services shall be established in accordance with Town or County standards, as applicable.
- 5.5.4 Private Condominium access to Rst R6 and Rst R7, shall be extended from the existing internal roads within the Thunderhill Subdivision.
- 5.5.5 All future roads shall be constructed to the standards of the applicable road authority at the developer's expense. Urban standards are required for new public roads unless the required studies under Section 5.1 demonstrate that urban standards cannot meet the requirements of Section 5.1. Condominium roads may be constructed in accordance with rural standards at a minimum.
- Road construction requiring blasting into the bedrock shall not be permitted within the Karst Assessment Area unless supported by appropriate study to the satisfaction of the Town in consultation with the Niagara Escarpment Commission and the County of Grey
- 5.5.6 The standard for public roads within the Thunderhill subdivision (Rst R(T)) may be rural, and particular regard must be had to ensure proper sight lines.

- 5.5.7 Collector roads identified on Schedule B shall have a minimum right-of-way of 20 metres, however a wider right-of-way width to a maximum 26 metres maybe required based on engineering standards that incorporate required design features.
- 5.5.8 Existing unopened road allowances may also be used for municipal or emergency vehicle and pedestrian walkway access. All emergency access points will be planned and constructed prior to occupancy of any dwellings.
- 5.5.9 Golf cart path crossings shall not be permitted at County Roads and arterial roads at grade and shall be discouraged on collector and local roads, but such crossings on collector and local roads may be permitted where supported by a traffic safety study to the satisfaction of the Town.
- 5.5.10 All Roads including condominium roads, should be located and designed to minimize use of, and impacts on, slopes in excess of 25 percent.

5.6 **Servicing Requirements**

- 5.6.1 There are many competing demands and pressures for development with limited servicing capacity. The Town shall encourage a comprehensive approach for municipal servicing projects in cooperation with participating developers in order to ensure development and the extension of services are logical and fiscally responsible. In this regard, front-end financing and phasing of required works shall be encouraged as part of municipal servicing projects. Capital contributions shall also be required from benefiting properties as services are extended to existing and future development lands.
- 5.6.2 The Town's Master Servicing Plan is to implement the municipal servicing component of the municipal growth management strategy. Particular regard shall be given to the identification of service infrastructure requirements, monitoring of servicing capacity, and the phasing and financing of municipal servicing projects in relation to development needs, trends and servicing staging priorities.
- 5.6.3 Potable water supply and sanitary sewage treatment service solutions for all of the development within the Castle Glen Resort Community must be planned in accordance with the Environmental Assessment Act and the five step planning process as set out in the approved Municipal Class Environmental Assessment. This five step process will determine the servicing strategies not only for Castle Glen, but also the Osler Bluff and Craigleith service areas. While looking at the long term potable water and sanitary sewage servicing solutions for these service areas, the Class EA process shall also consider the servicing solution for potable water supply and municipal sanitary sewage treatment for the first phase of the Castle Glen Resort Community, as outlined by Section 5.2.3.

- 5.6.4 Staging priority shall be given to existing development areas (Thunderhill) and lands designated in Phase I of Castle Glen. Available municipal sewage design capacity shall be reserved for Phase I, to a maximum of 500 servicing units.
- 5.6.5 No development approvals of plans of subdivision or condominium for Phase I shall be given until the completion of Phase 2 of the Class Environmental Assessment. Development approvals shall be subject to the preferred servicing solutions identified under Phase 2 of the Class Environmental Assessment.
- 5.6.6 The Class Environmental Assessment shall determine the preferred solution for upgrading the existing water and sewer servicing systems within the Thunderhill Subdivision. The preferred solution shall ensure that the servicing solution is available to the boundary of the Thunderhill Subdivision.
- 5.6.7 All required service line extensions shall be constructed in accordance with preferred servicing solutions including, appropriate design, sizing and location to facilitate existing and other anticipated development potential along the route (as determined by Phase 2 of the Environmental Assessment) where appropriate.
- Servicing costs may be included in a front ending agreement in accordance with the provisions of the Development Charges Act, a development charge credit agreement, or a cost sharing agreement and any such agreement may require contributions from other benefiting properties.
- 5.6.8 Municipal service lines shall be located within road allowances in accordance with Town standards with appropriate design, sizing and location. Land dedications or municipal easements may also be required within open space blocks, golf course lands or other lands if needed to provide connections to adjacent development designations.
- Underground servicing such as sewers, utilities and water lines, including irrigation lines for the golf course holes, including tees, greens and fairways, that require blasting into the bedrock shall not be permitted within the Karst Assessment Area unless supported by appropriate study to the satisfaction of the Town in consultation with the Niagara Escarpment Commission, the County of Grey and applicable approval authorities.
- 5.6.9 Water supply for golf course irrigation purposes may not be permitted from any treated municipal water system. The developer shall be required to obtain the necessary approvals for an appropriate irrigations system subject to compliance with environmental policies and Section 5.1.

- 5.6.10 There shall be an overall approach to stormwater management for the Castle Glen Resort Community. It is intended that drainage and stormwater management works to serve the Castle Glen development area will be integrated.
- 5.6.11 The following works, facilities and other phasing requirements shall be addressed as conditions of draft plan of subdivision, condominium or site plan approval:
- a) Stormwater management facilities, including and associated land dedications, conveyances, easements and maintenance agreements.
 - b) Road improvements in accordance with the requirements of the applicable road authority, including road widening, turning lanes, traffic signals and external roads improvements.
 - c) Any other required external works, including service line extensions, water storage facilities, treatment facilities, and facilities on the golf course.
 - d) Any other required works and matters which are normally addressed under the development agreement, including internal water and sanitary sewer services, roads, walkways, securities, easements, dedications, conveyances, maintenance and default provisions.
 - e) Relevant Official Plan and zoning provisions, including holding provisions.
 - f) Suitable financing provisions, including any applicable agreements.
- 5.6.12 Draft plan of subdivision or condominium approvals shall normally lapse after 3 years, unless front end financing for service infrastructure for benefiting land owners is required, in which case, draft approval may be granted for up to 8 years. An extension may be considered where the Town is satisfied that the extension is necessary and appropriate in relation to other staging priorities. Any extensions shall be granted in increments of not more than 1 additional year, and shall be subject to any revisions which are considered appropriate.
- 5.7 **Minimum Setbacks**
- 5.7.1 Buffers for environmentally sensitive areas shall generally be established in accordance with the provisions of Section 5.1. Except as otherwise permitted by this Official Plan, no disturbance of vegetation or grades shall occur within required buffers.

5.7.2 Notwithstanding Section 5.7.1, the following shall be the minimum setbacks from environmental constraint features for all uses, buildings, and structures located within any land use designation, unless otherwise specifically provided under this Official Plan:

- a) 15 metres from any steep slope greater than 25%
- b) 30 metres from the shoreline of Lake of the Clouds
- c) 30 metres from any identified coldwater stream or 15 metres from the top of the bank of the stream, whichever is the greater
- d) 15 metres from any identified warmwater stream.

5.7.3 The minimum setbacks identified under Sections 5.7.1 and 5.7.2 shall not apply to uses which are permitted within the Hazard Lands designations as identified under Section 4.20.2, subject to an Environmental Impact Study pursuant to Section 5.1.2.3.

6.0 Implementation

6.1 Purpose

This plan shall be implemented by the Council of the Town of The Blue Mountains through the powers conferred upon them by the Planning Act, the Municipal Act, and such other statutes as may be applicable. In particular, this Plan shall be implemented by means of the general measures and procedures contained in this Section of the Plan. Additional specific implementation provisions are also described in other Sections of this Plan.

6.2 Principle of Development

The plan permits a range of uses within the various land use designations, subject to numerous objectives, policies and provisions. This policy framework can be referred to as the "principle of development" which reflects the general intent and purpose of this Plan.

6.3 Concept Plan

This plan shall require the preparation of two (2) Concept Plans. The Concept Plans shall be prepared prior to the consideration of any development approvals within the lands subject to the specific Concept Plan. The first Concept Plan at the minimum shall cover the area south of County Road 19, and the Rst.R(T) (Thunderhill), Rst.R6 and Rst.R7 designations north of County Road 19. The second Concept Plan shall cover the remainder of the Castle Glen area. The Concept Plans shall demonstrate how the development will meet the policies and provisions of this Plan and in particular the provisions of Section 5.1. The approval of the Concept Plans shall include public consultation by the Town.

The location and intensity of development identified in the Concept Plans is meant to be general only and is subject to the detailed study requirements of Section 5.1.2.3. which will result in refinements and may result in further constraints which shall be implemented at the Plan of subdivision/condominium, site plan approval and zoning bylaw stage. The Concept Plans must be approved to the satisfaction of Council in consultation with the Niagara Escarpment Commission, the County of Grey and all applicable agencies. The Concept Plans shall be incorporated under the Master Development Agreement.

The Concept Plans will address the following matters: areas proposed for development, including recreational uses and facilities, conceptual stormwater management, infrastructure routing, arterial road patterns and connectivity to development designations and public road ways, walkways/trails linkages, and golf course routing.

6.4 **Master Development Agreement**

Development of the Castle Glen Resort Community will proceed in phases for various reasons, such as financing, availability of services and marketing. It is a policy of this Plan however that all lands shall be included within a Master Development Agreement after approval of the first Concept Plan. The Master Development Agreement will address all phases of development, and may be amended after approval of the second Concept Plan. The Master Development Agreement may include provisions related to the timing and sequence of development, including:

- temporary turning circles and emergency access
- 3 metre reserve blocks to restrict access
- parkland dedication
- ownership and management of open spaces
- payment of development charges
- the provision, maintenance and operation of water supply, sewage disposal, stormwater management, and other service facilities
- the use of holding 'h' provisions under the implementing Zoning By-law
- and any other matters deemed appropriate by Council related to the orderly development by plan of subdivision/condominium and/or site plan approval.

6.5 **Overall Plan of Subdivision**

The overall plan of subdivision for each particular phase of development will establish all public roads and access points to them, as well as the lots and blocks for future development.

6.6 Zoning

- 6.6.1 The Zoning By-law is the primary means of implementation of this plan. A zoning bylaw amendment shall be required for each phase of development of the Castle Glen Resort Community.
- 6.6.2 Although all lands will be zoned per development phase, certain blocks will be subject to the holding "h" provision and the requirements of Section 6.7 and other applicable policies of this plan.
- 6.6.3 The zoning by-law shall include, among other relevant matters, appropriate provisions to regulate building locations, floor area, outside storage, open space, setbacks, the height, bulk, and character and use of buildings and structures, and to protect natural features and areas, groundwater recharge and headwater areas, steep slopes, karst features and systems.

6.7 Subdivision Control

- 6.7.1 All lands within the Town are subject to the subdivision control provisions of the Planning Act. A consent or plan of subdivision is generally required to permit the subdivision of land for conveyance of individual lots or blocks, long-term mortgage and lease purposes. The provisions of the Condominium Act also apply to the subdivision of land and buildings. The subdivision of land shall be consistent with all applicable federal, provincial, county and municipal policies and requirements.
- 6.7.2 No consent, overall plan of subdivision or plan of subdivision/condominium shall be approved unless it complies with the provisions of this Plan. Every such application shall demonstrate the provisions of Section 5 have been met to the satisfaction of the Town in consultation with the applicable agencies.
- 6.7.3 Freehold development of single detached and multiple units may be developed in connection with common elements condominiums, which allows the individual ownership of each unit and limited adjoining exclusive use or lot area, as applicable, with common ownership of any shared lands, buildings, services and facilities under the Common Elements Condominium, as well as the following standards:
 - a) common access to open space, walkways, and recreational amenities;
 - b) freehold lots should not provide direct access onto a public road. All access should be from an internal lane or roadway which will be part of the common elements condominium;
 - c) site specific performance standards may be applied under the subdivision/condominium agreement, as though they were a standard or phased freehold condominium;

- d) The creation of pieces of tied land to a common elements condominium shall be subject to Section 51 of the Planning Act with regard to the division of land.

6.8 Holding Zones

6.8.1 The holding symbol "h" may be applied to lands under an overall plan of subdivision, where required, or where site plan control is to be applied, and the lands are to be developed in future phases. The holding symbol "h" may also be used where certain requirements for development must be met as a condition of the removal of the holding symbol.

6.8.2 The holding symbol "h" may be applied to lands under an overall plan of subdivision where the principle of development has been established, but subsequent draft plan submissions are still required for the details of development within such blocks. The overall plan of subdivision shall include provisions to be met as a condition of the removal of the holding symbol, such as the extension of municipal services, the provision of stormwater management facilities or relevant studies to be conducted in accordance with Section 5.

6.8.3 The objectives for the use of the holding zone are:

- a) to establish the permitted uses under the Zoning By-law, subject to conditions;
- b) to provide an interim zoning status which serves to minimize the level of uncertainty regarding development potential under the zoning process, pending the finalization of any required additional approvals and the application of conventional, permanent zoning once the holding symbol is removed;
- c) to facilitate development, including a base level of assurance for development, planning and financing arrangements, subject to any potential limitation factors resulting from conditions imposed;
- d) to ensure that appropriate servicing and design criteria as required by this Plan have been applied to the satisfaction of Council;
- e) to ensure that any and all agreements, financial or otherwise, or other matters required for development are legally in place;
- f) to enable coordination of the approvals process;
- g) to ensure that all appropriate approvals are in place prior to permitting development; and
- h) to prevent or limit the use of the land in the interim to achieve orderly well planned development.

- 6.8.4 Council may consider the removal of the holding symbol once the provisions of this Plan, all conditions regarding approvals, design, servicing, agreements and other applicable matters have been met to their satisfaction.
- 6.8.5 Since a primary purpose of the holding symbol is to provide some degree of confidence that the uses established under the associated zoning category may be permitted, refusal to remove the holding symbol should only be considered where the provisions of this Plan and the conditions imposed have not been met to the satisfaction of Council.
- 6.8.6 The holding symbol shall be removed by Amendment to the Zoning By-law in accordance with Section 36 of the Planning Act. Council shall give notice of their intention to pass a Zoning By-law Amendment to remove the holding symbol to persons and agencies prescribed by regulation made under the Planning Act.
- 6.8.7 An Amendment pursuant to Section 36 of the Planning Act removing the holding symbol shall require public consultation by the Town. The applicant, however, may appeal the decision to the Ontario Municipal Board in the normal manner.
- 6.8.8 In exceptional circumstances, where an application to remove the holding symbol is made, Council may determine that the conditions cannot be adequately met and that the removal of the holding symbol is not appropriate.

6.9 **Site Plan Control Area**

- 6.9.1 With the exception of development outlined in Section 6.3 and in the Rst.R(T) designation (Thunderhill) all lands within Castle Glen Resort Community shall be considered for inclusion in the Site Plan Control Area. All development within the Site Plan Control Area with the exception of those outlined in Section 6.3 shall be regulated in accordance with the provisions of this Plan, pursuant to Section 41 of the Planning Act.
- 6.9.2 These lands are included in the Site Plan Control Area based on the following principles:
- a) the need to ensure a high standard of site planning and servicing in a manner which promotes proper and orderly development in accordance with the provisions of this Plan and in particular, Section 5;
 - b) the need to minimize inconsistency and incompatibility between new and existing development;
 - c) the need to establish on-site provisions for grading, drainage and flood proofing measures, and for the protection of natural features, and amenities of the site, including the regulation of development in accordance with the policies of Sections 6 and 5 of this Plan;
 - d) the need to ensure safety and efficiency of vehicular and pedestrian access;

- e) the need to address potential visual impacts in accordance with Section 5.1;
- f) the need to ensure the provisions and maintenance of functional and attractive on-site facilities and amenities, including landscaping, buffering, parking and loading areas, walkways, lighting and garbage storage.

6.9.3 In order to ensure that:

- the massing and design of all structures and associated facilities are compatible with the natural, visual and cultural heritage features of the area and adjacent buildings;
- an appropriate streetscape is maintained; and
- appropriate public access areas are provided ;
- drawings showing plan, elevation and cross-section views for development will be required.

6.9.4 Council may hold a public meeting(s) prior to approval of any Site Plan for the purpose of informing, and obtaining the views of, the public. In the case of a proposed re-zoning, such public meeting, where required by Council, should be held concurrently with the public meeting required for re-zoning under the provisions of the Planning Act. In all other cases, such public meeting shall be held in accordance with the notice requirements prescribed under the Site Plan Control By-law.

7.0 Interpretation

7.1 Land Use Boundaries

7.1.1 The boundaries between land use areas designated on Schedule A-6 - Land Use Plan, should be considered general only and are not intended to define exact limits except in the case of lot lines, existing roads, right-of-ways, or other physical features. It is intended that more precise boundaries for land use designations may be identified on a site-by-site basis, where necessary, and appropriately defined in the implementing Zoning By-law.

7.1.2 In no case shall any boundary adjustment under Section 7.1.1 be interpreted to permit the calculation of additional development density under this Plan.

7.2 Proposed Roads and Pedestrian Routes

The location of proposed roads and pedestrian routes indicated on Schedule B shall be considered approximate only. Amendments to this Plan are not required in order to make adjustments or deviations from the alignments shown, provided that the general intent of this Plan is maintained.

7.3 **Schedule B - Unit Yields**

- 7.3.1 The maximum number of units which may be permitted for specific designation are identified within the Unit Yield Charts under Schedule B. These Unit Yields are based on the permitted density of development within the applicable land use designations under Schedule A-6.
- 7.3.2 The maximum Unit Yields shown under Schedule B shall not be increased as a result of more detailed site-specific information, including any more accurate survey of a property. The actual maximum number of units permitted will be determined following the application of the Required Studies under Section 5 and the other applicable provisions of this Plan.
- 7.3.3 Although the Unit Yields outlined on Schedule B total 1,940 units, a maximum of 1,600 residential units will be permitted within the Castle Glen Resort Community. In addition, the Unit Yields for those lands south of County Road 19 are restricted to 400 residential units.

7.4 **Niagara Escarpment Plan**

All development must be in conformity with the provisions of the Niagara Escarpment Plan and in particular, the Escarpment Recreation Area designation and the development criteria of that Plan. Where there is a conflict between this Plan and the Niagara Escarpment Plan, the provisions of the Niagara Escarpment Plan shall prevail.

7.5 **Grey County Official Plan**

All development must be in conformity with the provisions of the County of Grey Official Plan.

CASTLE GLEN

SCHEDULE "B" Density, Roads and Pedestrian Access Plan

Legend

North Area	Area (ha)	Max. Density per ha	Maximum Units
RST.R1	86.1	5	432
RST.R2	63.4	10	634
RST.R3	1.9	15	28
RST.R4	6.8	6	34
RST.R5	3.2	15	48
RST.R6	2.3	—	0
RST.R7	6.1	5	25
VC	16.1	—	200

South Area	Area (ha)	Max. Density per ha	Maximum Units
RST.R8	7.5	5	38
RST.R9	2.6	5	13
RST.R10	8.7	10	97
RST.R11	27.4	5	137
RST.R12	10.6	10	106
RC	6.0	—	159

Legend

- Pedestrian Access Linkage
- Local Roads
- Escarpment Brow
- Bruce Trail - Optimum Route

SCALE = 1:6000

DATE: 07/20/16
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN

DWG: 007-92-Schedule B

D.C. Sites Consultants Inc.




SCHEDULE 'C'
Viewshed
Assessment Area

Legend
Viewshed Area

CASTLE GLEN
OCTOBER 2006

Scale 1:12,000

02-25-04 SRP




SCHEDULE 'D'
A.N.S.I.
Assessment Area

Legend

Provincially Significant Earth Science A.N.S.I.
Assessment Area

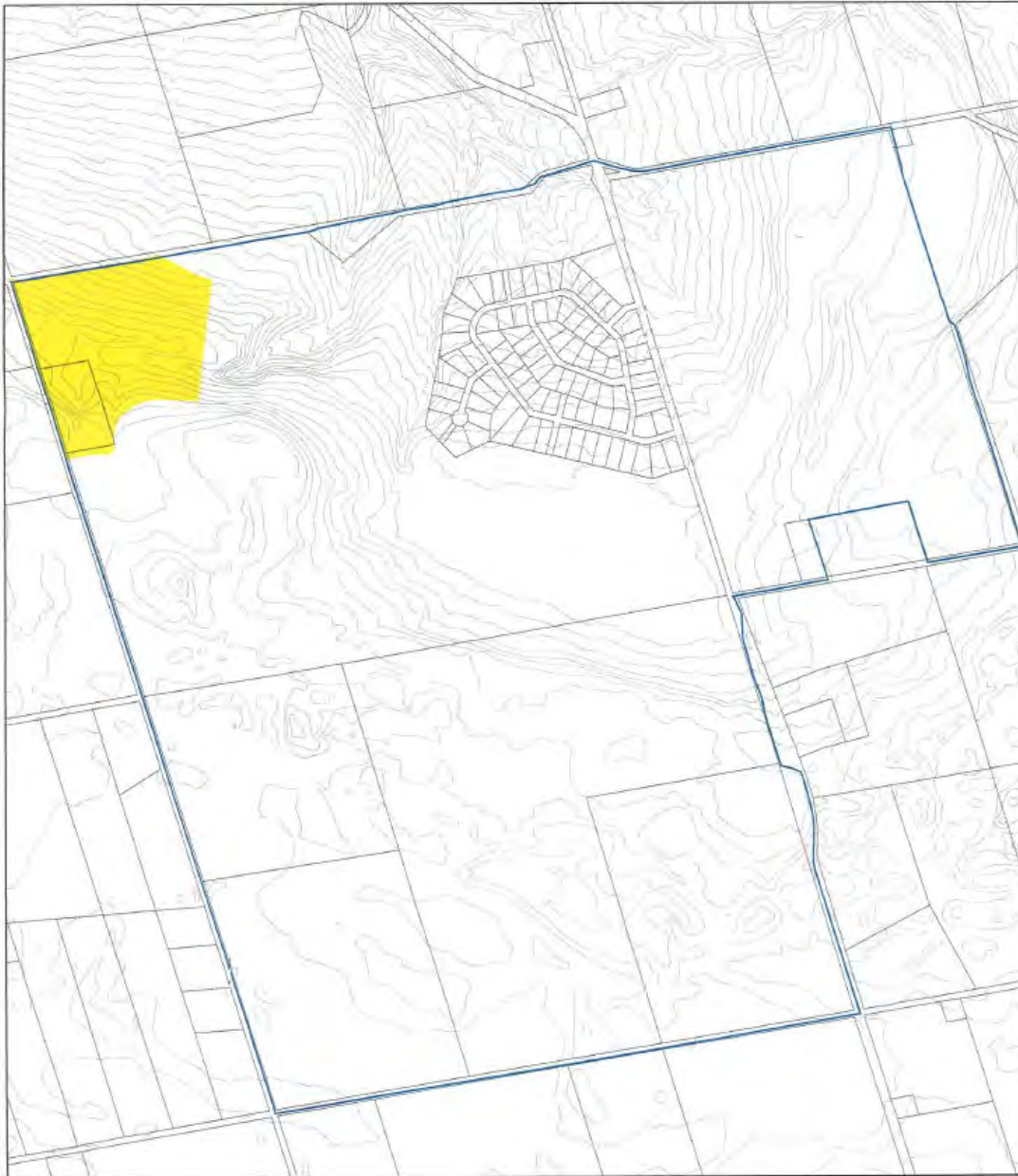


CASTLE GLEN
OCTOBER 2006



Scale 1:12,000

02-25-04 SRP



SCHEDULE 'E'
KARST
Assessment Areas

Legend
Areas for Further Assessment

CASTLE GLEN
OCTOBER 2006

Scale 1:12,000

02-25-04 SRP

