

1.6    **IROQUOIS RIDGE COMMUNITY -- FIGURES "M1" AND "M2"**

1.6.1    **IROQUOIS RIDGE COMMUNITY - SOUTH DISTRICT - FIGURE "M1"**

a) Description

The Iroquois Ridge South District is bounded on the south by the Morrison-Wedgewood aqueduct, on the west by the east branch of the Morrison Creek, on the north by Upper Middle Road, and on the east by the Parkway Belt.

This community is designed to function together with the Iroquois Ridge North District to provide a complete range of community shopping and recreation facilities.

b) Commercial

A community scale shopping centre is located in the vicinity of Eighth Line Road and Upper Middle Road in the Iroquois Ridge North District. This centre is designed to serve both sections of the community.

c) Residential

The residential area of this southern portion of the community is designed to achieve a population of 7,000 persons at an average residential density of 31 persons per gross hectare.

The average population density may be exceeded in the vicinity of the proposed community shopping centre with a view to promoting centralization of community functions.

d) Greenland Policies

The pattern of Greenland within the Iroquois Ridge Community (South District) relates to a network of parks, valley lands, ridgelands, schools and linkages between the main open space activity areas.

i) Parkland

Community facilities for both the Northern and Southern Districts will be provided at a central location within the

northern portion of the Iroquois Ridge Community. Figure M1 identifies the location of the existing parkland areas.

ii) Natural Area

The Natural Areas of this community are shown on Figure M1 of this Official Plan. Where the lands are designated 'Natural Area' on Figure M1 and 'Valleyland/Watercourse' or 'Woodland' on Figure F1, the policies of each designation is intended to apply.

e) Institutional

The primary institutional uses envisaged for this District are public and separate schools, places of worship, day care centres, and a community recreation centre. Other institutional uses may be permitted within the residential area of this community, subject to the applicable policies of the Official Plan.

All institutional uses shall be subject to site plan control under the provisions of the *Planning Act*. Off-street parking and loading/drop-off areas adequate to meet the requirements of the particular uses will be required. Where possible, institutional uses should be located close to pedestrian links and transit routes.

Any vacant site designated for a school, place of worship, or day care centre may be used for other community scale institutional uses without amendment to this Plan. Any such site may also be utilized for low density residential purposes without amendment to this Plan, however, will require an appropriate amendment to the Zoning By-law.

**1.6.2 IROQUOIS RIDGE COMMUNITY -- NORTH DISTRICT - FIGURE "M2"**

## a) Background

The Iroquois Ridge North District is bounded on the south by Upper Middle Road; on the west by Trafalgar Road and the Uptown Business Core; on the north by Dundas Street; and on the east by the Parkway Belt and a line 30 metres from the west top-of-bank of Joshua's Creek. This district is designed to function as an integrated unit with the Iroquois Ridge South District for which it provides the community shopping and community park space as well as a secondary school site. The following policies, however, apply to the Iroquois Ridge North District only.

## b) Commercial

The location of the Uptown Business Core located immediately to the west and northwest will influence the provision of separate commercial services within the Iroquois Ridge Community. A certain amount of the convenience and community shopping activities are expected to be provided by the Core in addition to its Regional Shopping Centre role.

The hierarchy, location, and uses permitted within the various commercial areas of the Iroquois Ridge North District are outlined as follows:

## i) Community Shopping Area

Community Shopping uses are provided at the northeast corner of Upper Middle Road and Eighth Line. The maximum site size is 7.5 ha. This centre will serve both the North and South Iroquois Ridge Districts.

## ii) Neighbourhood Commercial Centres

There is one Neighbourhood Commercial Centre located on Dundas Street in the north central area of the Community.

The maximum site size of Neighbourhood Commercial Centres will not exceed 2 hectares. In addition to providing convenience commercial goods and services to the adjacent residential area, a home and garden theme centre will also be permitted at this location. Access is intended to be provided

by the entrance road south of Dundas Street which abuts this site.

iii) Convenience Commercial Centres

Three Convenience Commercial Centres are located in the District; one at the intersection of Glenashton Drive and Grosvenor Street. A second site is located at Glenashton Drive and Trafalgar Road, and a third site is located on Grand Boulevard north of the Ontario Hydro corridor.

Convenience Commercial Centres, other than the sites established shown in Figure "M2", will not be permitted in the Iroquois Ridge Community - North District.

c) Residential

i) General Policies

The Iroquois Ridge Community - North District is designed to have a mature state population of 16,000, with an overall density of 37 persons per gross hectare. The density is based on the persons per household occupancies outlined in this Plan to 2011.

The Iroquois Ridge Community - North District is predominantly designated for low density residential development. Low Density II residential development will be permitted in appropriate areas within this designation subject to an amendment to this Plan. Larger than normal lot sizes will be specifically required along the community collector roads so that the number of driveway entrances onto these roads can be minimized and the general appearance of the street is enhanced.

Where direct access of residential development is permitted onto collector and minor arterial roads, a greater front yard setback will be required to ensure adequate off-street parking. Also, a means of accessing the roadway other than backing onto the street will be considered in the development of the lands.

The Iroquois Ridge Community - North District will consist of low and medium density housing. The various types of housing will permit a range of ownership forms including

freehold, rental, cooperative, non-profit, rent-assisted, and other forms which may be applicable. The residential designation does not determine the form of tenure.

ii) Residential Special Areas

There are areas on the Land Use Plan, Figure "M2", which are unique because of their special topographical and/or vegetation and locational characteristics, and therefore, are designated "Residential Special". The following policies apply to these areas:

The development plans for the Residential Special uses will be specifically designed to preserve intact the overall wooded character of the area and to extend possible individual specimen trees that may be identified. This may be achieved by setting aside certain high quality areas of woodland for preservation as part of public lands or as privately held reserves in common ownership. To provide the maximum degree of flexibility in the development of these residential special areas while still ensuring the achievement of the goal of tree preservation, a wide range of housing forms will be permitted, including detached dwellings, semi-detached dwellings, and multiple housing will also be encouraged. Development within the wooded area will be subject to site plan control. The development of lots for detached dwellings in the "Residential Special" designation will be on larger than normal lots.

The density of development in these areas will not exceed 12 units per gross hectare within any one Residential Special area.

The Residential Special area located east of Grand Boulevard and south of the Ontario Hydro corridor is within an area designated on Figure "F1" as "Woodlands" and on Figure "F2" as an Environmentally Sensitive Area. Regard must be had to Part D, Section 4.3 of this Plan, and the associated Regional Official Plan requirements, prior to any development approval.

d) Greenland Policies

The pattern of Open Space within this district is structured around three (3) features; the East Morrison Creek, the Parkway Belt West

Plan land to the east and the combined rights-of-way of Ontario Hydro, Interprovincial Pipeline and the TransCanada Pipeline which traverses through the centre of the district.

i) Parkland

The major community park serving both Iroquois Ridge Community districts will be centrally located within the northerly district.

Additional parkland will be provided north of the combined utility right-of-way.

Figure M2 (Land Use Plan) identifies the existing location of the parkland areas.

A community park will be located on the northeast corner of Glenashton Drive and Eighth Line. This Community Park will provide active recreational areas with major playing fields and other sports facilities. It is anticipated that this facility will be lighted in order to extend the hours of operation and thus their usefulness to the community. Notwithstanding the 'Parkland' designation on the northeast corner of Glenashton Drive and Eighth Line, the TransCanada Pipeline and the Interprovincial Pipeline corridors traverse the northerly half of this designation.

Pedestrian and bicycle pathways, either separate or combined, will be accommodated by a linked open space system consisting of the Natural Areas, Parkland and utility rights-of-way.

ii) Natural Area

Where a Natural Area is comprised of a significant wooded area, it is the intent of this Plan to preserve the woodland in its natural state.

The Natural Areas of this district are also designated on Figure F1 of this Official Plan. Where the lands are designated Natural Area on Figure M2 and Valleyland/Watercourse and Woodland on Figure F1, the policies of each designation is intended to apply.

Stormwater management facilities may be located within a

Natural Area provided any impacts are minimized.

iii) Other Environmental Policies

In order to ensure suitable separation, landscape screening, and noise attenuation in residential environments from the major arterial roads - Trafalgar Road and Upper Middle Road – a landscaped buffer of at least 15 metres in width will be required along Dundas Street. The buffer will be gradually narrowed adjacent to the commercial site and the place of worship. All residential development adjacent to the above mentioned arterials will be constructed on service roads parallel to the arterial, as opposed to permitting reverse frontage lots on such arterials. Where adequate screening, separation, and noise attenuation can be achieved by other methods such as an adjacent roadway that is significantly depressed, or a major natural buffer, service roads may not be required. Noise walls as a primary method of noise control are to be strictly limited.

Prior to development being approved in the Phase 2 area, for each watershed proposed to be developed, the proponent will be required to undertake detailed drainage studies of the watershed for the lands north to Dundas Street and north of Dundas Street. These studies will determine what changes to the watercourses south of Dundas Street would be necessary if urbanization were to occur north of Dundas Street, as well as determine if any lands need to be set aside for stormwater management purposes.

iv) Open Space/Utility Corridors

Utility Corridors consisting of linear open space areas will be the major east/west trail system and used to connect the various neighbourhoods with parkland areas. These corridors will range between 15 and 30 metres in width and will be part of the pedestrian and bicycle transportation network.

The area east of Grand Boulevard, south of the Ontario Hydro Corridor is identified on Figure "F1" as "Woodlands" and "Environmentally Sensitive Area" on Figure "F2". Regard must be had to Part D, Policy 4.3 of the Official Plan along with the associated Regional Official Plan requirements, prior to any development approval.

Notwithstanding the 'Open Space/Utility Corridor' designation within Glenashton Park, recreational sports fields will be permitted.

e) Institutional

The primary institutional uses envisaged for this District are public and separate schools, places of worship, day care centres, and a community recreation centre. Other institutional uses may be permitted within the residential area of this community subject to the applicable policies of the Official Plan.

All institutional uses shall be subject to site plan control under the provisions of the *Planning Act*. Off-street parking and loading/drop-off areas adequate to meet the requirements of the particular use will be required. Where possible, institutional uses should be located close to pedestrian links and transit routes.

Educational facilities consisting of elementary and secondary schools are to be located adjoining public parks where possible, central to the units of population served, with sites adequate for buildings, possible future expansion, and recreation facilities.

Any vacant site designated for a school, place of worship, or day care centre may be used for other community scale institutional uses without amendment to this Plan. Any such site may also be utilized for low density residential purposes without amendment to this Plan, however, will require an appropriate amendment to the Zoning By-law.

f) Phasing

The phasing of this community is shown on Figure "C" of the Official Plan. Prior to any development occurring in the Phase 2 Urban Area, an Official Plan Amendment will be required to bring such lands into current development consistent with Part C, Section 2.2 of the Official Plan.

Prior to the substantial development of the Phase 2 Area, transportation and traffic studies will be required to be completed to the Town of Oakville's satisfaction, to ensure that the existing and proposed road network is adequate to handle the traffic generated by the proposed development. New development will generally not be permitted to proceed until adequate transportation capacity is

provided.

g) Services

Prior to development occurring in the Phase 2 Area, a Master Servicing Plan will be prepared. This study will examine how sanitary sewer, water, and storm sewer services will be extended into the Phase 2 Area, and to ensure that all properties can be serviced. All development must conform to the Town's Storm Drainage Criteria Manual.

Traversing the core area are linear utility corridors - Ontario Hydro, TransCanada Pipelines, and InterProvincial Pipelines. These existing utility corridors are permitted uses and adjacent development will be required to recognize the constraints associated with the utilities. Subject to approval from the appropriate authority, the utility corridor will also be used for open space purposes as part of the pedestrian and bicycle trail system.

h) Parkway Belt West Plan

The development of those lands which are affected by the Parkway Belt West Plan as indicated on Figure "M2" shall be subject to the policies and provisions of the Parkway Belt West Plan.