

4.5 Specific Policy Area # 5 – Cannifton Planning Area

The Cannifton Planning Area, as identified in Schedule ‘E’, is within the Urban Area, north of Highway 401, bisected by Highways 62 and 37, and the Moira River. It is approximately 1,215 hectares in size and includes the existing settlement known as Cannifton. There are portions of this planning area that are fully developed for urban uses, but significant development potential exists for a variety of land uses throughout the planning area. This planning area is intended to accommodate a significant portion of the City’s future residential, commercial and industrial development.

4.5.1 General

- a) To guide the servicing and development of the Cannifton Planning Area in a cost-effective and efficient manner, the Municipality may prepare more detailed land use plans and servicing strategies to identify proposed land uses and municipal infrastructure alignments to guide development as set out in Section 8.12 of this Plan. Details on specific residential densities, municipal sewer and water extensions, road networks, stormwater management strategies, and recreational and park systems may be included.
- b) Development of the Cannifton Planning Area should occur in stages in accordance with the logical extension of services into and through the planning area. Except as otherwise provided, stages should be approved only as servicing infrastructure is capable of being extended to accommodate new development in accordance with Section 5.3 of this Plan.
- c) Within this Planning Area, there are a number of traditional rural or agricultural land uses. The policies of this Plan will not apply to prohibit the continuation of such uses, and such uses may continue subject to the Rural Land Use policies of this Plan, however the policies of Section 7.2.4 are not applicable for lands within the Urban Serviced Area, as shown on Schedule ‘B’ of this Plan. The intent of the foregoing is to ensure that designation of lands within the Cannifton Planning Area for urban development does not infringe upon the right of current rural or agricultural land uses to continue operating unencumbered by urban land use designations.

4.5.2 Residential Land Use Policies

- a) Residential development in the Cannifton Planning Area would occur at all densities provided for in this Plan as set out in Section 3.10 of this Plan, but would consist primarily of low density residential uses.
- b) It is anticipated that the Cannifton Planning Area will provide housing for up to 7,500 persons once fully developed, consisting of approximately 2,000 low density residential units and 1,000 medium/high density residential units.
- c) In the settlement area known as Cannifton, residential development of a nature that preserves the character of the area should be encouraged.

4.5.3 Commercial and Employment Land Use Policies

- a) Major commercial development would be permitted along the Highway 62 corridor and immediately north of Highway 401 in areas easily accessible from Highway 401 interchanges. Uses permitted in such areas would be as set out in Section 3.9.5 of this Plan.
- b) Neighbourhood commercial uses would be permitted in areas designated Residential Land Use in accordance with the policies of Section 3.10.3 a) of this Plan.
- c) Uses permitted in the area designated Employment Land Use in the Maitland/Parks Drive area may include various types of industrial uses but should generally be oriented to quasi-commercial and industrial uses, such as contractors yards, discount retail outlets, equipment rental establishments, truck terminals and depots, home improvement businesses, and similar uses that often exhibit both industrial and commercial characteristics. This area may be designated an enterprise zone by Council due to the variety of land uses within this area.

In other areas designated Employment Land Use, development should be established pursuant to the policies set out in Section 3.12 of this Plan.
- d) While it is intended that in time all lands within this Planning Area would be serviced with full municipal services, the policies of this Plan will permit the lands designated Employment Land Use to be developed for certain industrial uses without access to municipal water and sewer services subject to the following criteria:
 - i. Such uses should have limited demand for services; natural systems must be capable to managing the servicing demands of the use for the long-term with no negative impacts.
 - ii. Adequate municipal road access is available.
 - iii. Provision is made for future servicing through the establishment of servicing easements and/or agreements respecting payment for municipal services and connection thereto whenever such services are to be provided.
 - iv. The means to provide effective fire fighting services would be available.

4.5.4 Community Facility and Open Space Policies

- a) Community facility uses that maintain and enhance the social, cultural and educational services within this area should be permitted. Community facility uses such as schools and churches should be permitted as needed. Such uses should be developed as provided for in Section 3.10.3 b) of this Plan within areas designated for Residential Land Use.

- b) Recreational land uses within the Cannifton Planning Area would consist mainly of a network of active and passive parks and trail systems that complement the Municipality's efforts to provide a variety of recreational opportunities to area residents. The Parkland and Recreation Master Plan referred to in Section 7.11.1 a) of this Plan should identify major open space requirements and new trail locations. Development of parks within areas designated Residential Land Use should be undertaken in accordance with Section 3.10.3 b) of this Plan.

4.5.5 Transportation Policies

- a) The proposed major road network for the Cannifton Planning Area is identified on Schedule 'C' to this Plan, and consists of existing and proposed collector and arterial roads that would ensure safe and efficient vehicular access to and through the area. The proposed road network should provide guidance to developers and the Municipality when preparing and reviewing applications for development.
- b) In context with the detailed land use plans referred to in Section 4.5.1 a) of this Plan, the Municipality may define more specific locations for major roads set out in Schedule 'C' of this Plan.
- c) Access points along Highways 62 and 37 should be spaced in accordance with Ministry of Transportation policy and standards so as to protect the safe and efficient movement of vehicles along these Provincial highways.

4.5.6 Municipal Servicing Policies

- a) It is the intent of this Plan that the Cannifton Planning Area be fully serviced by municipal sanitary sewage and water supply, and by other utility systems.
The location, sizing and design of sewer and water systems should be in accordance with the requirements of the City in accordance with specifications designated by the Municipality. The Municipality has established guidelines and standards on the extension of services that should be employed to guide all future works.
- b) Portions of the Cannifton Planning Area are serviced presently, and minor extensions of existing systems (sanitary and storm sewers, and water) can be used to service additional lands. Some systems must be oversized to accommodate the long term servicing of lands on the outer areas of the Planning Area.
- c) At the time of preparation of this Plan, the means by which lands located generally east of Highway 37 within the Cannifton Planning Area would be serviced with sewer and water services has not been ascertained. Until servicing strategies are determined and the preferred method for extending services to these lands has been established, the policies of Section 5.3 of this Plan should be employed. A portion of the area can be serviced with water services without major expansion of the water system, including establishment of an elevated water tank and water booster stations. Development should only be approved and allowed to

proceed in accordance with the available service capacity, and Section 5.3 of this Plan.

- d) To ensure that development proceeds in an orderly and economical manner, lands to be developed and/or which require development approval should be:
- evaluated with respect to sewer and water capacity;
 - allocated sewer and water capacity at approval; and
 - required to execute separate development agreements containing provisions outlining the number of lots to be developed or the extent of development to be undertaken, and an estimate of the sewer and water usage.
- e) Due to the servicing limitations for this area, some limited form of development may be permitted without access to full services, in accordance with Section 5.4 and the following:
- i. In areas designated Residential Land Use, the Rural Land Use policies set out in Section 3.3.3 of this Plan should be employed as appropriate.
 - ii. In areas designated Commercial Land Use, the policies set out in Section 3.9.5 g) of this Plan should be employed.
 - iii. In areas designated Employment Land Use, the policies set out in Section 4.5.3 d) of this Plan should be applied.
- f) Stormwater management within the Cannifton Planning Area should be implemented as follows:
- i. Master drainage plans should be prepared for each drainage basin within the Cannifton Planning Area in accordance with Municipal requirements prior to any significant development being permitted. Such plans should identify stormwater management systems including locations and sizes of storm sewers, swales, and retention/detention ponds, and means to limit phosphorus loading on the Moira River and to protect near-shore fish habitat.
 - ii. As a guiding principle, master drainage plans should be prepared on the basis of 0% increase in peak runoff through use of a variety of stormwater management techniques supported by this Plan.
 - iii. Master drainage plans should include methods to address stormwater quality.
 - iv. Prior to any significant development being approved or proceeding, a stormwater management report should be prepared setting out the means by which stormwater management objectives for the site would be achieved.