

## Section 5.4 Killaly Secondary Plan

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## Killaly Secondary Plan

### Chapter 1: Killaly Secondary Plan

#### Section 1.1 Goals

The goal of Killaly Secondary Plan is to establish a framework of policies for the long-term planning and development of the area. The provision of land for a variety of uses including, low, medium and medium-high density residential uses, environmental protection and conservation, park and parks and the opportunity for providing neighbourhood commercial are to be defined so that the needs of future residents are met. The policies development within the Killaly Secondary Plan were created with consideration to:

- Providing opportunities for passive and recreational activity;
- Encouraging the inclusion of compact built form;
- Providing a diverse range of housing choices in a variety of settings;
- Protecting natural heritage features; and
- Providing the efficient use of the land and resources

#### Section 1.2: Objectives

a) To accommodate the extension of future development within the City of Port Colborne into the Killaly Secondary Plan area and to ensure that the development is undertaken in an orderly, aesthetic and efficient manner

b) To ensure future and existing development is sensitive to, and compatible with surrounding existing and proposed uses

c) To encourage a diverse range of housing types which provide a variety of affordable housing types and tenures to accommodate a range of household sizes and incomes

d) To serve the needs to future residents of the Killaly Secondary Plan by permitting the location of community and neighbourhood commercial facilities in the Plan

e) To identify and protect significant natural heritage features and to encourage their conservation and preservation, while minimizing the potential for impacts as a result of new development

f) To direct development away from lands which are considered unsuitable for development due to their ecological function

g) To ensure that all development is serviced by safe and adequate municipal water supply, sewage disposal, storm drainage systems and utilities.

h) To encourage the provision of infrastructure and public service facilities in a coordinated, cost-effective manner to accommodate projected and current needs

- i) To encourage the incorporation of energy conservation strategies
- j) To ensure all new development is compatible through the establishment of urban design guidelines and to encourage a standard building, streetscape and landscape design
- k) To provide for development which supports the long-term economic prosperity of the City of Port Colborne.

## Chapter 2: Land Use

The lands identified on Schedule I of the Killaly Secondary Plan are the lands which are intended to be used for mix use including low and medium residential, environmental protection area and environmental conservation area. Uses include neighbourhood commercial, parks and parkettes, Stormwater Management facilities are permitted within all residential areas subject to the policies of this Plan.

### *2.1: Residential Area Policies*

The Residential Area designations on Schedule I demonstrate that the predominant use of the land shall be for residential purposes. However, the following need to be considered:

- a) The entire Killaly Secondary Plan Area shall achieve a minimum density of 50 persons and jobs per hectare in accordance with Provincial, Regional and Local policies for Greenfield density
- b) The minimum number of units in the Killaly Secondary plan Area shall not be less than 2,000 units
- c) The main permitted uses shall include residential dwellings of the type and density allowed under the residential designation. The residential designation shall also permit neighbourhood commercial uses as in the Official Plan.
- d) Other uses may be permitted which include the following:
  - (i) Public Parks
  - (ii) Churches and place of worship
  - (iii) Schools
  - (iv) Group homes
  - (v) Nursery schools and day care centres
  - (vi) Special residential uses such as senior citizen care homes
  - (vii) Accessory buildings and structures

- e) The overall minimum densities identified in policies 2.2, 2.3 and 2.4 are intended to assist in achieving the required overall density target of 50 persons/jobs per hectare
- f) If required, noise studies shall be completed at the time of development applications and any necessary noise attenuation measures will be incorporated into residential development
- g) Standards for minimum front yards, maximum building height and minimum separations between dwellings shall be established in the Zoning by-law.
- h) Subdivision and development proposals shall make reference to the urban design guidelines contained within this Secondary Plan. Development applications may have regard to urban design guidelines within the Official Plan implemented by the City of Port Colborne and Region of Niagara.

## 2.2 Low Density Residential

- a) The main permitted uses shall include single detached dwellings, semi-detached and duplex dwellings.
- b) Low density residential development shall have a minimum of 12 units per net hectare
- c) A variation of dwelling and lot sizes shall be provided in an effort to reflect the character associated with low density residential development and to provide for a range in affordability.
- d) Low density residential dwellings shall generally not exceed 3 storeys in height unless on-site conditions restrict below grade construction.
- e) Single-detached dwellings shall be permitted to include an accessory unit if all requirements of the zoning by-law have been met.
- f) All development within the low density residential shall be subject to site plan control.

## 2.3 Medium Density Residential

- a) The main permitted uses within the medium density residential designation shall include triplex, duplex, block and street, block and lane-based townhouse dwellings
- b) Medium density residential shall range from more than 20 units per hectare provided that a minimum density of 50 people and jobs per hectare is achieved
- c) The maximum building height will not exceed 3 storeys

## 2.4. Neighbourhood Commercial Policies

- a) Areas which are designated residential shall permit numerous types of Neighbourhood Commercial uses which are intended to provide residents access to daily needs of residents within residential areas. These types of uses include small grocery, personal shops, convenience uses, retail stores and professional services
- b) Applications for Neighbourhood Commercial uses shall be reviewed subject to the following:
  - I. Proximity to arterial and provincial roads
  - II. Proximity to medium-density residential uses
  - III. Building design and landscaping of outdoor spaces
  - IV. The proposals affect on adjacent residential uses
  - V. Incorporation of adequate site buffering
- c) The location of neighbourhood commercial will be determined through applications for subdivision approval and will require an amendment to the Zoning By-law
- d) The total site area shall be a minimum of 3,400 square meters, meeting a minimum requirement of 150 square metres of neighbourhood commercial for every 100 housing units of residential development
- e) Safe pedestrian access and vehicle movements shall be required for neighbourhood commercial uses
- f) The maximum building height shall not exceed 6-storeys
- g) Neighbourhood commercial development is subject to Site Plan Control

## 2.6. Parks and Open Space

The Killaly Secondary Plan has active parks with the addition of the natural features area immediately adjacent and within the Plan area. Numerous parkettes are included within the Plan which provides existing and future residents for an area to gather. The following policies and objectives should apply to parks within the Killaly Secondary Plan:

- a) The lands identified in Schedule I as Park are shown adjacent to residential and environmental features as being parks and parkettes.
- b) Parks will be made available to the City through applications for plan of subdivision utilizing the requirements of parkland dedication per the provisions of the Planning Act.
- c) Safe and convenient access for pedestrians should be provided.

- d) Safe pedestrian access should be made to the existing municipal park adjacent to the Secondary Plan Area.
- e) Parks should be development in accordance with other environmental protection and/or environmental conservation uses within the Secondary Plan Area to compliment the established buffering.
- f) Neighbourhood parkettes should generally be 0.2 to 1.8 hectares in size
- g) Parkettes should contribute to the structure and identity of the Killaly Secondary Plan and City of Port Colborne
- h) Neighbourhood parkettes may, where their size permits, include a variety of minor outdoor play fields and children's play equipment.
- i) The parkettes should be open to a minimum of one side of the public street.

## 2.7 Integration of Environmental Features

Policy 2.1.1 of the Provincial Policy Statement directs that natural features and areas shall be protected for the long term. Furthermore, Policy 2.1.2 states that Natural Heritage Features shall be identified and that the diversity and connectivity of natural features in an area, and the long term ecological function and biodiversity of natural heritage systems should be maintained, or where possible improved recognizing linkages between and among natural heritage features and areas.

The Growth Plan also encourages the protection and identification of natural systems.

The policies with the Killaly Secondary plan have been developed in accordance with the Environmental Policies of the Regional Policy Plan and are intended to establish appropriate policies and direction for protection of these areas.

The policies are contained in this section are based on recommendations reflecting the ecological assessment of the features, in addition to consultation with Niagara Region, Niagara Region Peninsula Conservation Authority, Ministry of Natural Resources and the City of Port Colborne Staff.

Schedule I delineates the approximate location of Environmental Areas within the Killaly Secondary Plan Area. Development within the Secondary Plan are subject to the following policies and may require the preparation of a Tree Preservation Plan and /or Environmental Impact Study which meet the satisfaction of the relevant department agencies.

- a) Natural features such as floodplains and wetland have pose significant risks to life and property. Development or site alteration is not permitted within an Environmental Protection Area.

Environmental protection lands shall include Provincially Significant Wetlands and lands having an inherent physical hazard which include flood vulnerability, erosion, steep slope or other limitations to development as determined by the Niagara Region Conservation Authority and Ministry of Natural Resources

b) The boundaries of the area identified as Environmental Protection are shown on Schedule I.

c) All development and/ or site alteration within 120 m of a Provincial Significant Wetland shall include an Environmental Impact Study which meets the satisfaction of the Region and the Niagara Peninsula Conservation Authority

d) Stormwater management facilities which include wet ponds, swales and linear wetlands adjacent to environmental protection areas shall be designed to enhance the function of the adjacent wetland and buffer while limiting access to sensitive areas

## 2.8: Environmental and Natural Heritage Policies

The Provincial Policy Statement (PPS) provides direction to regional and local municipalities regarding planning policies for the protection and management of natural heritage features and resources (Ontario Ministry of Municipal Affairs and Housing, 2020). Section 2.1 of the PPS defines ten natural heritage features (NHF) and adjacent lands and provides planning policies for each.

Within the Subject Lands, the following PPS natural heritage features have been identified:

- Significant Woodlands
- Potential and confirmed Significant Wildlife Habitat
- Habitat of Threatened and Endangered Species Fish Habitat

As indicated in the enclosed Environmental Impact Study Report, no impacts are anticipated to the functions of these features, except Habitat of Endangered Species (Bobolink) which are covered through the Endangered Species Act (ESA).

In accordance with policies of the Niagara Region Official Plan, development or site alteration is not permitted within PSW, Significant Coastal Wetlands, or Significant Woodlands. Development and site alteration shall not be permitted in other woodlands, Significant Valleylands, Significant Wildlife Habitat, or Areas of Natural and Scientific Interest unless it has been demonstrated through an EIS that there will be no negative impacts to the natural features or their ecological functions. Significant Woodlands, Confirmed and Potential Significant Wildlife Habitat, all retained and protected with buffers. Protection of Other Wetlands and Fish Habitat is generally deferred to other agencies.

The City of Port Colborne Official Plan outlines Natural Features on Schedule B1 and B2 and depicts the Subject Lands to contain Natural Hazard Lands, Significant Woodlands, Non-

Provincially Significant Woodlands, Fish Habitat, and Streams. Natural Hazard Lands, Significant Natural Features, and fish habitat which are protected from development. Within the Subject Lands the following City features are present and protected through proposed plan:

- Natural Hazard Lands
- Non-PSW wetlands
- Confirmed and Potential Significant Wildlife Habitat
- Significant Woodlands
- Streams and Fish Habitat

Habitat of Threatened Species is covered through the ESA. There are no existing Environmental Corridors or Linkages, but they are proposed.

Development next to an environmental feature/designation should be designed to enhance the interface area while also discouraging intrusive human activity or access. Lots backing onto environmental features/designations are encouraged to use chain link fencing or suitable alternative. Plantings may also assist in defining property limits while presenting a softer edge or backdrop to property demarcation.

## Chapter 3.0 Urban Design

### 3.1 Vision

The Secondary Plan Area will be transformed into a complete human-scaled community that is well-connected and integrated with public realms. It will provide inviting streetscapes and connective routes, benefitting enhanced public spaces and proximity to commercial, educational, and recreational offerings. Public realms, especially parks and pocket parks, will be well-connected and coordinated with high-quality infrastructure to improve social interactions, recreational opportunities, and natural protection. Given its prominence as a water-front community, the environmental features within the Secondary Plan Area will be protected, restored, and enhanced. They will be integrated with public realms to enhance connections while improving natural protection and passive recreation.

### 3.2 Urban Design Objectives

The overarching objective is to establish a complete community with a mix of uses, integrated neighbourhoods, various built forms, and a network of public-private open spaces. The following objectives support the vision for the Secondary Plan Area:

- Provide opportunities for passive, recreational activity.
- Encourage the inclusion of compact built form.
- Provide a diverse range of housing choices in a variety of settings.
- Protect natural heritage features and integrate them with parks and parkettes.
- Provide the efficient use of the land and resources.

### 3.3 Urban Design Policies

#### 3.3.1 Streetscape and the Public Realm

- a) Streetscapes should be well-defined and promote a healthy and inviting pedestrian environment. Along Killaly Street and Main Street, where commercial blocks are



located, the streetscape will be enhanced through landscaping treatments, street plantings, street furniture, lighting, and consistent sign patterns. The siting and location of all elements will be well coordinated.

- b) A vibrant, pedestrian- oriented Killaly Street will be developed through appropriate landscaping, improved lighting, and street furniture consistent with the character of the Secondary Plan Area. Killaly Street East turns into Regional Road 3, which provides direct access to downtown Fort Erie to the east. Therefore, enhanced streetscaping is encouraged to improve overall connectivity and vibrancy of the Secondary Plan Area.
- c) Parking, servicing, and loading facilities will be located at the rear or side yards and/or integrated into the building design to be screened from public view. Landscaping will assist in the screening of such areas if required.
- d) Appropriately sized and designed crosswalks should be provided at intersections to ensure connectivity and the safety of pedestrians.
- e) The interface of streets and natural areas, parks, and storm ponds will be treated equally for an attractive, inviting streetscape condition. The streetscape design should generally facilitate easy access to these areas with entry features, signage, well-defined walkway connections, and cycling facilities where feasible and appropriate.
- f) Permeability and accessibility to parks, parkettes, and open spaces are desirable and need to be integrated into design decisions for the Secondary Plan Area. It is also desirable if these spaces are within a 400-metre radius (5-minute walking distance) of most residential buildings.
- g) Parks should be integrated with environmental features to foster opportunities for ecological enhancement, natural function, beauty, and passive recreation throughout the Secondary Plan Area. Landscape design will incorporate critical environmental conditions to ensure sustainability and accessibility.
- h) Enhanced recreational opportunities should be sought throughout the Secondary Plan Area. Treatment of storm ponds as a public amenity by providing appropriate infrastructure, connectivity, accessibility, and enhanced landscaping is encouraged to provide more passive recreational opportunities for the community.
- i) Major intersections and critical nodes within the Secondary Plan Area should be enhanced through appropriate gateway design features and improved streetscape. They will ensure high-quality placemaking and a unified landscape and built form that responds to the character and function of the Area.

### 3.3.1 Built Environment and the Private Realm

- a) Providing high-quality physical infrastructure to maintain and maximize the services for the community should be promoted.
- b) Naturalized buffers will be maintained and enhanced to stabilize stream channels, slow runoff rates, and reduce runoff volume.
- c) Appropriate siting of **ground-based detached houses** should be encouraged to assist in establishing a neighborhood streetscape. Also, various dwelling elevations should be provided to generate visual diversity and interest.
- d) Appropriate siting of **townhouse blocks** should be encouraged to provide a harmonic articulation of individual units within the blocks. Diversity can be achieved

through various elements, such as roofline composition, color packages, and building elevations.

- e) The layout and design of buildings should be coordinated along the edges of sites that frame important views to enhance the unique setting and identity of the Secondary Plan Area.
- f) The provision of high-level building treatments should be encouraged to animate the ground floor level and facilitate visual connection between interior and exterior spaces. The choices of their shape, material, texture, color, scale, etc., should be deliberate and aim to enrich the Area's identity and vibrancy.
- g) Buildings should be sited to frame street edges and create consistent street walls. The primary face of the buildings will generally be towards the streets. Main entrances will be oriented towards and directly accessible from streets.
- h) Building faces visible from the public realm, including parks and open spaces, shall be highly articulated to contribute to the public realm.
- i) A mix of uses in a single building is encouraged in support of the compact nature of development anticipated.
- j) Given that the surrounding area presents smaller block sizes unique from other low-density suburban neighborhoods in Ontario, it is encouraged to follow similar block sizing and patterns to ensure consistency and enhance the City's identity.
- k) Private Realms should support and enhance the character of the Secondary Plan Area and provide place-making opportunities if possible.
- l) Massing distribution shall generally be spread throughout the Secondary Plan Area for variety instead of being concentrated along corridors.

### 3.3 Urban Design Strategies

Development within the Secondary Plan Area should integrate a mixture of residential, commercial, and public uses to enhance its character as a waterfront community. Various uses should be located along main streets and open spaces to improve the Area's vibrancy and identity. The strategy is to maintain and promote its diverse uses while creating a recognizably distinct community.

## Chapter 5: Transportation

Transportation systems within the Killaly Secondary Plan are shown on Schedule I. Schedule I illustrates the general network of boundary, collector and local roadways within and adjacent to the Secondary Plan boundary. Additional private roadways may be planned to provide access as required to individual properties within the Secondary Plan Area.

Section 1.6.5 of the Provincial Policy Statement directs that all roads within the transportation system be energy efficient, safe and facilitate the movement of people and goods. The network may include pedestrian and bicycle networks for residents of the community and provide convenient access to the broader community.

## Section 5.1: Road System

For the purpose of this Plan, the existing and proposed transportation network has been assigned the following road classifications:

- i. Provincial Roads
- ii. Collector Roads
- iii. Local Roads

a) The following policies apply to Provincial Roads under the jurisdiction of the City:

- i) Provincial Roads should be designed to accommodate heavy volumes of traffic and provide direct connection to Provincial Highways
- ii) A minimum right of way width of 26 meters should be provided for Provincial Roads
- iii) Provincial Roads should accommodate at least two lanes of traffic
- iv) Direct access to a Provincial Road from adjacent individual residential properties should be permitted only through implementing proper mitigation measures. Direct access may be provided from adjacent non-residential properties
- v) On-street parking should be restricted on Provincial Roads

b) The following policies apply to Collector Roads under the jurisdiction of the City:

- i) Collector Roads should be designed to accommodate low to moderate volumes of traffic between local neighbourhoods and connecting to Provincial and Local Roads. Large commercial vehicle traffics shall be discouraged on Collector Roads
- ii) Collector Roads may provide direct access to all forms of adjacent development where it does not reduce traffic operations or efficiency
- iii) A minimum right of way width of 18 meters should be provided for Collector Roads
- iv) Collector Roads shall accommodate two lane traffic
- v) On-street parking may be accommodated on one side of the roadway subject to sufficient pavement width
- vi) Collector Roads should incorporate bicycle lanes where feasible to encourage alternative modes of transportation

c) The following policies apply to Local Roads shown under the jurisdiction of the City:

- i) Local Roads should be designated to accommodate low levels of traffic
- ii) Residential Local Roads of more than 150 meters in length should incorporate sidewalks on at least one side of the roadway to provide safe connection for pedestrians
- iii) Local Roads should have a minimum right of way width of 18 metre; however, reduced right of way widths may be considered where traffic, servicing and pedestrian requirements can be fully accommodated.
- iv) All Local Roads should have two lane cross-section. In addition, two-way stop controls should be provided at intersections. In instances where there is a four way intersection, all-way stop sign control shall be utilized
- v) Local roads should be planned and designed to discourage heavy traffic.
- vi) Minimum public and private laneway widths should be 6 metres to serve the townhouse blocks

## Chapter 5: Servicing

a) All development within the Killaly Secondary Plan Area shall be developed with full municipal services. The Provincial Policy Statement directs in Section 1.6.1 that infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs. Extension of municipal services into the Killaly Secondary Plan Area will be required to service development.

b) Easements to accommodate municipal services and utilities shall be granted as a condition of development approval.

### Section 5.1: Sanitary Sewage Disposal

a) All development will be provided with municipal sanitary services subject to the approval of the City, the Niagara Region and, where necessary, the Ministry of the Environment.

b) Prior to approval of a plan of subdivision, studies will be undertaken to determine that the sewage disposal system has capacity to receive waste generated from the proposed development.

c) Sub-watershed study may be required prior to approval of a plan of subdivision to determine the appropriate sub-grade / base materials required to support planned infrastructure. Such a requirement can be made a Condition of Subdivision Approval.

### Section 5.2: Water Supply

- a) All development will be provided with municipal water services subject to the approval of Niagara Region, the City, and, where necessary, the Ministry of the Environment.

### Section 5.3: Storm Water Management

- a) Development will be provided with storm sewers and stormwater management facilities subject to the approval of the City, the Niagara Peninsula Conservation Authority, the Region of Niagara and the Ministry of the Environment. The precise shape and location of the stormwater management ponds shall be determined during subdivision design and shall be sited and sized for optimal performance.
- b) Modern storm water management techniques, such as the preparation of lot grading and drainage plans, silt fencing, stormceptors etc., shall be employed in all new developments. Such techniques shall be implemented to control the quantity and quality of runoff and to control erosion and sedimentation during and after construction, in order to minimize adverse effects on the receiving watercourses and natural areas identified within the plan.
- c) Subject to specific approval of the Niagara Peninsula Conservation Authority and any other regulating agencies, storm water facilities will be designed using best management practices such that post-development storm water flows maintain pre-development levels storm flow into receiving watercourses.
- d) Any detention ponds to be provided as part of the storm water management system shall be located outside of Environmental Protection Areas. Storm Water Management facilities may be permitted in any other land use designation without amendment to this Secondary Plan.
- e) Storm sewers shall be designed in accordance with City standards and shall be constructed within the proposed road allowances. Provision of easements or blocks shall be required where the road allowance is not suitable.

### Section 5.4: Utilities & Waste Collection

The Secondary will be meticulously designed to meet the criteria for eligibility in Halton Region Waste Collection. Comprehensive details of the design will be furnished during the Site Plan Stage.

Additionally, a detailed Utility Plan will be developed during the design phase. This plan will precisely outline the locations of utilities, ensuring a systematic and efficient integration within the project's infrastructure.

## Chapter 6: Development Phasing

Development shall be phased to provide for the orderly development of the Killaly Secondary Plan Area and to ensure the most efficient and economical use of existing and proposed infrastructure. The following phasing criteria shall be considered in the review of all development applications:

- a) The development contributes to, or can be appropriately integrated within, the logical sequence of construction of all required sewer, water, stormwater and transportation facilities.
- b) The development satisfies all requirements regarding the provision of parkland and other facilities.
- c) Traffic from the proposed development can be accommodated on the existing arterial road network.
- d) Phasing may be addressed through the appropriate use of the holding (H) provisions of this Plan and can be determined through future draft plan of subdivision applications.

## Chapter 7: Implementation

(a) This Plan will provide the basis for consideration of development applications. If such applications are in conformity with this Plan, development will be implemented by means of:

- (i) Plans of subdivision pursuant to Section 51 of the Planning Act;
- (ii) Plans of condominium pursuant to Section 9 of the Condominium Act and Section 51 of the Planning Act;
- (iii) Where appropriate, severances under Section 50 of the Planning Act (Land severance applications shall not be used to create new residential lots which do not conform with the servicing requirements, land use layout, development staging or general street patterns set out herein);
- (iv) Zoning by-laws pursuant to the Planning Act;
- (v) Site plan agreements under Section 41 of the Planning Act, where applicable;
- (vi) subdivision agreements under Section 51(26) of the Planning Act, where applicable.

(b) Final Approval of any development application shall not be granted until all Conditions, financial or otherwise, have been met with written clearance having been provided to the municipality.

(c) Final approval of any development application shall be conditional to the conveyance of parkland dedication as required by the Planning Act.

## Chapter 89: Interpretation

- a) This Secondary Plan is a statement policy. It is intended to guide the development of the Killaly Secondary Plan Area. Some flexibility in interpretation is permitted once the intent of the policies of this Plan are maintained
- b) The designations identified on Schedule I are intended to show general areas. There may be minor adjustments to the boundaries of the designations through the City's approval process
- c) Where lists or examples of permitted uses are provided, they are intended to indicate the possible range and type of uses that are to be considered.
- d) Minor variations from numerical requirements in the Plan may be permitted without an Official Plan Amendment provided that the general intent of the Plan is maintained.