



**County of Hastings Official Plan Part C:
BIRDS CREEK SECONDARY PLAN**



in collaboration with

**EDP Consulting
The Centre for Spatial Economics**

TABLE OF CONTENTS

C.	The Hamlet of Birds Creek Secondary Plan	
1.	Preamble	3
2.	Vision	4
3.	Strategic Directions	4
4.	Land Use Designations	4
5.	Hamlet Design	7
6.	Implementation	10

Schedule C: Birds Creek Land Use

C. The Hamlet of Birds Creek Secondary Plan

1. Preamble

Birds Creek is designated as Hamlet on Schedule A in Part A of this Plan. With growth occurring in the area, Birds Creek has opportunities for job creation and economic development. All communities need to plan for intensification and this secondary plan ensures that proper consideration is given to the hamlet's intensification and infill opportunities.

It is the intent of this plan that the hamlet of Birds Creek be developed to provide a range of residential, retail and industrial land uses while strengthening the quality of place that Birds Creek currently offers.

1.1 Purpose

The purpose of the Secondary Plan is to provide a detailed land use framework for the hamlet of Birds Creek. This Plan will guide development and redevelopment within the hamlet until 2036, and will be subject to amendments and review as may be required during this time frame. The Plan identifies effective and efficient development patterns and opportunities in the hamlet, and takes into account current municipal conditions, reflects Provincial land use planning policy as outlined in the Provincial Policy Statement 2014 (PPS), and co-ordinates with and implement the policies of Part A of this Plan. A Land Use Schedule for the hamlet is included and forms part of this Plan.

1.2 Basis

Concurrently with the development of this Secondary Plan, a background study entitled, "Hastings County Demographic Forecasting and Land Demand Analysis: Final" dated July 15, 2013 was prepared. This study provides population, dwelling, employment and land use projections to 2036 for the Hamlet of Birds Creek in the Municipality of Hastings Highlands against a backdrop of expectations for economic and demographic growth for the County of Hastings in general. The results of this study formed a basis of this Secondary Plan and the findings are summarized herein.

- The long-term forecast for Birds Creek is a population of 760 persons and 210 jobs by 2036, based on an increase of 120 persons and 45 jobs over a 25-year period.
- A demand of 70 households (assumed to be 70 housing units) is forecasted to 2036, which translates to 3.5 hectares of new residential land planned for growth; and,;

- A demand of 2.08 hectares of employment land is forecasted to 2036, however given a surplus of existing vacant non-residential land, there is no new employment land currently planned.

The planning basis for Birds Creek also anticipates that residential development will be planned as low density single detached residential and non-residential development will be planned at 10 employees per hectare.

2. Vision

The vision for the future of Birds Creek, within the 2036 horizon year of this plan is that Birds Creek will grow as a healthy hamlet, enhance its own identity and character, maintain appropriate residential areas, carefully develop the south-west corner of the hamlet with new industries and service sectors off 'Y' Road complementing the residential areas, and become a hub for recreation, culture and special events for local residents and tourists.

3. Strategic Directions

This Secondary Plan provides specific policies for phasing, land use, design, and infrastructure beyond the general framework provided by Part A of the Official Plan. The strategic directions of the Secondary Plan are to:

- a) To attract younger residents and new families to Birds Creek;
- b) To promote Birds Creek as a great place to live;
- c) To highlight the heritage/history that Birds Creek has to offer;
- d) To create a sense of identity and continuity through streetscaping, massing and urban design;
- e) To strengthen and improve the visual character of the hamlet;
- f) To provide opportunities for a healthy living style through the provision of recreational pathways, improved public and private pedestrian amenities, well planted greenways and complementary uses which encourage walking;
- g) To ensure an appropriate range of community facilities and services appropriately located to meet the needs of local residents; and,
- h) To maintain and build upon the opportunities for employment within Birds Creek.

4. Land Use Designations

Land use designations for the Secondary Plan Area are identified on Schedule "C". These land use designations are intended to show general use areas and should be interpreted in conjunction with the associated text of the Secondary Plan and implementing zoning by-law.

The land use designations that apply include:

- Residential
- Commercial
- Industrial
- Community Facility
- Environmental Protection
- Open Space

4.1 Residential

a) Permitted Uses

- (i) Low density residential uses defined as single detached dwellings at 2 units per gross hectare.
- (ii) Home businesses are permitted within the Residential designation, in accordance with the policies of Part A of this Plan.
- (iii) Notwithstanding any policies of Part A of this Plan or the Birds Creek Secondary Plan to the contrary, a senior citizen's multiple dwelling residence is permitted within the Residential designation in Birds Creek subject to a re-zoning and the policies of Section 4.4(b) below.

b) Policies

- (i) Development in the Residential designation shall take place on private individual services. Private water supply and sewage disposal services shall meet or exceed the current standards of the Ontario Building Code. Council may, however, require a hydrogeology study and may impose greater restrictions if it deems necessary to ensure that there is an adequate private water supply and that the use will not adversely affect the water supply of neighbouring uses.
- (ii) The minimum lot size for each dwelling unit or land use shall be appropriate for the proposed or long term use, the minimum area being 0.4 hectare (1 acre) if serviced by individual wells and sewage disposal. This lot standard may be increased depending on the result of a hydrogeological study.
- (iii) Residential development should not take place on lands having environmental constraints and is discouraged in areas possessing important natural characteristics. Buildings should be set back far enough from the crest or toe of steep slopes to ensure structural stability and to avoid erosion hazards and visual intrusion into the landscape. Natural features should be altered as little as possible.

4.2 Commercial

- (i) The provisions of Part 'A', Section 2.5 of this Plan regarding the Commercial land use designation shall apply with regard to this Secondary Plan.

4.3 Industrial

- (i) The provisions of Part 'A', Section 2.5 of this Plan regarding the Industrial land use designation shall apply with regard to this Secondary Plan.

4.4 Community Facility

a) Permitted Uses

The permitted uses shall include public, separate and private schools, places of worship, municipal government facilities, community centres, libraries, public or private clubs or association halls, cemeteries, nursing homes, hospitals, public parks and similar community-oriented uses.

b) Policies

- (i) Adequate on-site, off-street parking and loading spaces shall be provided for community facility uses and shall be encouraged to locate to the side or rear yards wherever possible.
- (ii) The provision of a lot(s) for a community facility to accommodate present and future needs should be addressed by the relevant School Boards and the local Council when reviewing draft plans of subdivision.
- (iii) Sufficient land area and space should be made available to meet the demand for institutional uses such as day care facilities, elementary and secondary schools and churches through the sensitive integration of such uses in residential and appropriate employment areas.
- (iv) Accessibility and connectivity of public facilities will be facilitated through linkages to walkways, bike paths & trails and will be subject to Site Plan Control.
- (v) Adequate buffering shall be provided between community facility uses and adjacent land uses and roadways. Such buffers may include grass strips, screening and the planting of trees and shrubs and a berm or fence.

4.5 Environmental Protection

- (i) The provisions of Part 'A', Section 4.5 of this Plan regarding the Environmental Protection land use designation shall apply with regard to this Secondary Plan.

4.6 Open Space

a) Permitted Uses

Permitted uses within the Open Space designation are limited to conservation and recreational uses, including public and private parks, recreational trails and other similar open space activities.

b) Policies

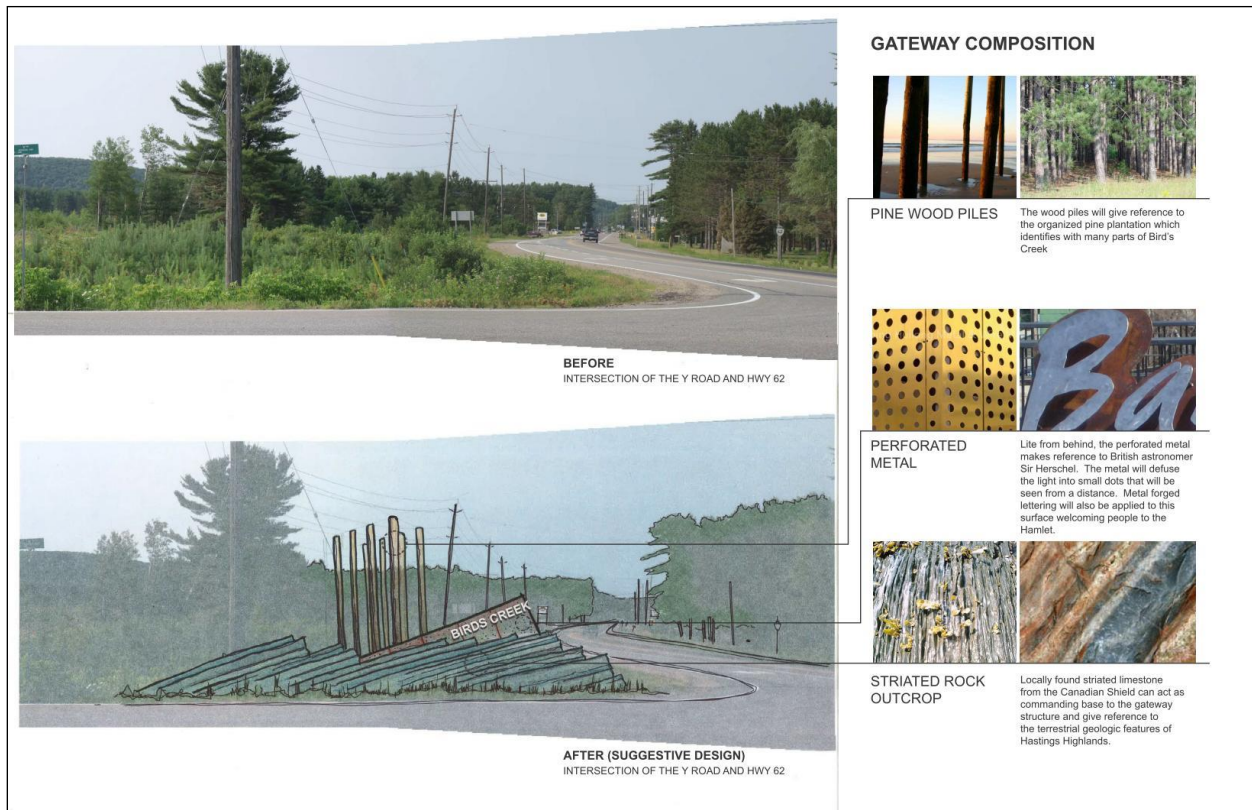
- (i) Community Parks may contain active recreational facilities, passive open spaces and forested areas. They are permitted to incorporate a community centre and are ideally located adjacent to schools, natural areas or environmental features.
- (ii) Linkages between public open spaces, parks and corridors/linkages are encouraged, such as the Hastings Heritage Trail.
- (iii) Formal Trails (as shown on Schedule "C") should be maintained and enhanced to provide linkages between residential areas, community facilities and open spaces.
- (iv) In cases where new development and redevelopment plans contain Formal Trails, the Formal Trails will be incorporated into the development and be zoned as open space.
- (v) Wherever possible, Council will identify the natural attributes and character of river valleys by acquiring and enhancing these lands as part of a linear open space corridor linking various components of the community.
- (vi) Park/open space areas shall be acquired in accordance with provisions of the Planning Act and Part A – Section 7.6 of this Plan.

5. Hamlet Design

5.1 Major Gateways

- (i) The Municipality of Hastings Highlands should plan for the creation of two Major Gateways which can successfully announce entry to the hamlet of Birds Creek. Schedule "C" identifies a Major Gateway at Highway 62 and the Y Road which is an ideal location for a substantial gateway into Birds Creek, as well as a Major Gateway at Highway 62 and Buck Hill Road.
- (ii) The suggestive design of the Major Gateways as illustrated in Figure C-1 should be tied to a deep connection to the terrestrial environment. Major Gateways should also make reference to the powerful juxtaposition of the limestone outcrops of the Canadian Shield against the wider landscape. The Major Gateway should also celebrate the former Township of Hershel's naming history of Sir John Frederick William Herschel, a British astronomer and physical scientist.

Figure C-1: Major Gateway Suggestive Design



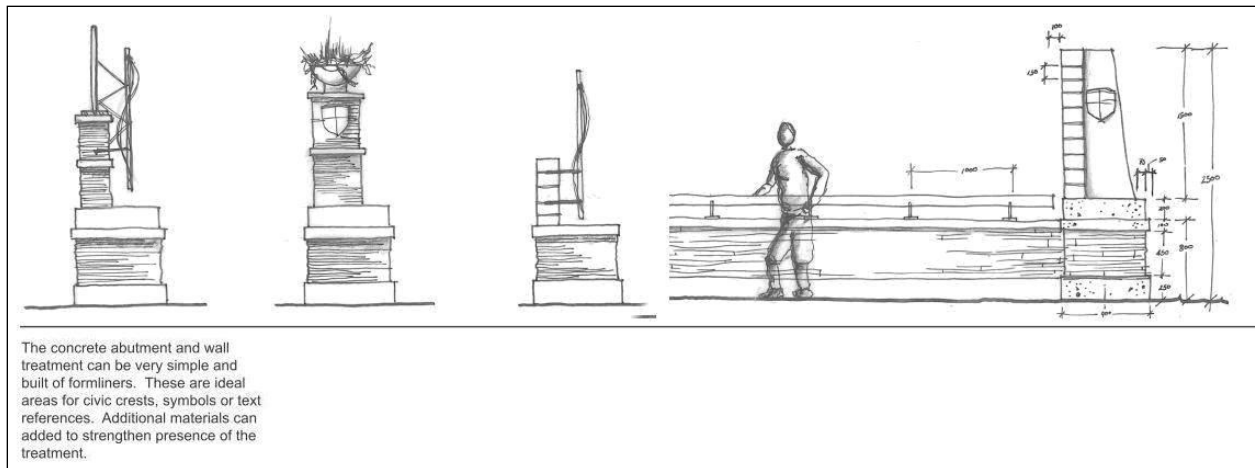
5.2 Minor Gateways

- (i) The Municipality of Hastings Highlands should plan for the creation of Minor Gateways which can be seen as additional opportunities to take the design intent and theme from the two major gateways and simplify their composition. A significant opportunity for a minor gateway exists at the southwest corner of Highway 62 and South Baptiste Lake Road.
- (ii) The Municipality of Hastings Highlands may consider other sites for minor gateways such as the corner of South Baptiste Lake Road and the Y Road, as well as entry into the community centre off South Baptiste Lake Road.
- (iii) The overall theme of the minor gateways should be composed of the same materials as the major gateways but be simplified. Minor gateways shall be smaller in scale as they will commonly be situated in constrained areas. Minor gateways should be seen as wayfinding devices through the community and support the overall trail network.

5.3 Bridge Abutments

- (i) The Municipality of Hastings Highlands should plan for the creation of a Bridge Abutment-type feature and barrier wall over the culvert which carries the creek under the roadway, generally as illustrated in Figure C-2.
- (ii) The Bridge Abutment structure should delineate and improve the visibility of this notable natural feature. The design of the bridge abutments should be a concrete vertical expression which can be tied together through the use of a parapet barrier wall, and shall conform to MTO design standards.
- (iii) Additional material treatments and lighting should be used to help emphasize the Bridge Abutment as a notable marker. Consideration should be made to include such a treatment during times of reconstruction or renewal of the highway.

Figure C-2: Bridge Abutment and Wall Suggestive Design



5.4 Highway 62 Streetscape

- (i) The Municipality of Hastings Highlands should plan for the improvement of the streetscape condition on Highway 62, along the commercial and institutional length (primarily between Y Road and South Baptiste Lake Road.)
- (ii) The streetscape improvements will demarcate the “commercial core” as a destination and help this portion of the highway resemble more of a Hamlet settlement area, in contrast to a highway commercial zone.
- (iii) The Municipality of Hastings Highlands should encourage MTO to add a sidewalk or asphalt path along Highway 62. The sidewalk or path shall be setback from the soft shoulder to avoid pedestrian and vehicular conflict. Deciduous tree planning can be used to help formalize this section of the highway and should be situated adjacent to a sidewalk or path.

- (iv) The Municipality of Hastings Highlands should encourage MTO to provide smaller scale street lighting to help provide a sense of place and interest to this section of the highway. Selection of lighting standards should use sustainable technologies such as solar to reduce long-term costs.

6. Implementation

Part C- Birds Creek Secondary Plan constitutes part of the County of Hastings Official Plan. This Implementation section provides guidance on how the land use policies of the Birds Creek Secondary Plan are to be implemented.

The provisions of Part 'A', Section 7.0 of the County of Hastings Official Plan regarding implementation shall apply with regard to this Secondary Plan, and the municipality of Hastings Highlands may acquire and hold any lands required to implement any features of this Secondary Plan.



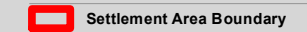
BIRDS CREEK SECONDARY PLAN

Schedule C Birds Creek Land Use

LEGEND



Roads



DESIGNATIONS

Residential

Commercial

Industrial

Community Facility

Environmental Protection

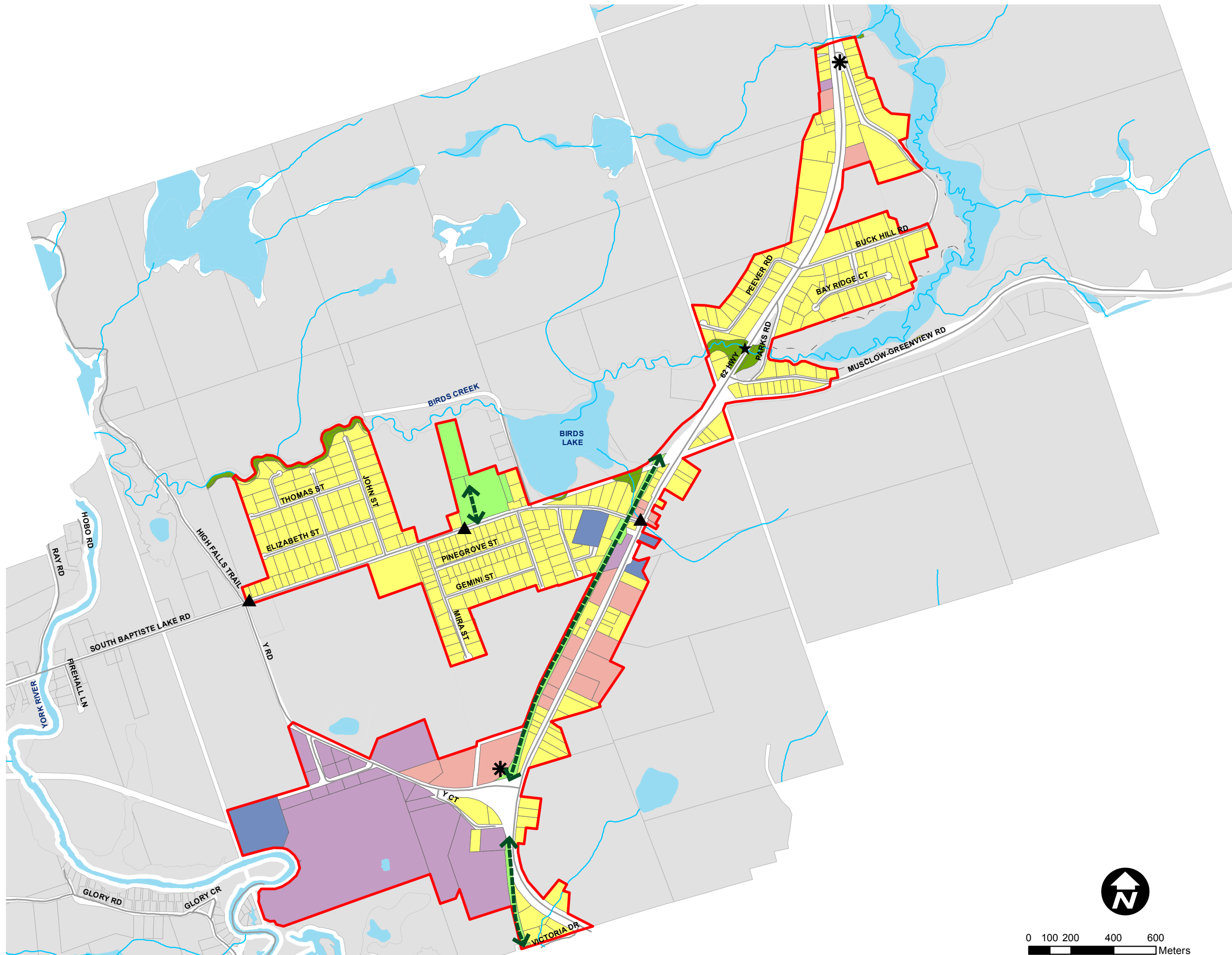
Open Space

HAMLET DESIGN

Major Gateways

Minor Gateways

Bridge Abutment



February 20, 2015



Map created by SS, LFY. Map checked by Rory Baksh.
File Location: G:\cad\2011\114752\Design_GIS\MXD\Land Use Map.mxd