

CITY OF KITCHENER

DEPARTMENT OF PLANNING AND DEVELOPMENT STAFF REPORT

PD 153/88

Hidden Valley Residential Community Plan

- Consolidation -

September 7, 1990

HIDDEN VALLEY RESIDENTIAL COMMUNITY PLAN

CONSOLIDATION JULY 2005

Approved by Kitchener City Council

July 17, 1989

Approved by Regional Council

June 14, 1990

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KITCHENER DEPARTMENT OF PLANNING AND DEVELOPMENT STAFF REPORT

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1. SUBJECT

A community Plan for the Hidden Valley Residential Community

2. INTRODUCTION

The Hidden Valley Residential Community Plan covers an area of approximately 160 Hectares which is generally bounded by the Grand River to the south and east, proposed River Road to the north and by the proposed Wabanaki Drive Right of Way and westerly limit of the City lands to the west.

The 1979 Kitchener Official Plan designated the area Low Density Residential and Major Open Space with a specific policy which prohibited consents (severances) or plans or subdivision until a community plan was completed. Subsequently, the area has remained primarily rural in character with the development comprised of 22 single detached dwellings fronting onto existing Hidden Valley Road, a riding stable and a small number of farm buildings.

This plan is being processed concurrently with an Official Plan Amendment which redesignates almost all of the lands covered by the Low Density Residential designation to Estate Residential while leaving the majority of Open Space designation intact (including the Hidden Valley/Bird Ridge Environmentally Sensitive Policy Area. Approximately, 15 hectares is being designated Large Lot Residential (with a maximum density of 6.2 units/hectares) while community trails will be designated Major Open Space. It should be noted that an area of the community to be designated General Industrial, within which convenience retail and personal service uses will be permitted; is being deferred, pending the results of the Wabanaki Drive Extension and Alignment Study. Two plans of subdivision and an accompanying zone change are also being processed concurrently with this Plan. Approval of this Plan along with the Official Plan Amendment and plans of subdivision/zone change will allow for development of the residential community to begin.

In addition to setting out an open space and road network, this Plan also sets out staging of development policies which regulate the amount of development which may occur pending completion of various components of the road network. As part of the Regional Master Water Supply Scheme, the Region of Waterloo will be constructing a weir or small dam across the Grand River and a pumping station and reservoir in an abandon gravel pit at the bend in Hidden Valley Road to be designated Municipal Services and Utilities. Additional policies regarding recreational opportunities around the dam and the river in general may well be put in place as part of future review by the Grand River Conservation Authority and

the Kitchener Department of parks and Recreation. As well, policies within this Plan call for some of the Regional lands associated with Water Supply Scheme to be used for community trail and open space uses.

3. RECOMMENDATIONS

The following policies will guide the development of the Hidden Valley Community. They will provide the basis for the evaluation of proposals for the subdivision, rezoning and development of the area.

3.1 Conformity, Interpretation and Implementation

- 3.1.1. THAT the Hidden Valley Residential Community Plan shall, in all respects, conform to the Official Plan for the City of Kitchener. It shall also conform to and reflect all applicable development and implementation standards adopted by the City of Kitchener.
- 3.1.2. THAT where metric units are employed with imperial units given in parentheses, the metric units shall govern.
- 3.1.3. THAT any alteration or filling of a watercourse or construction within a floodplain will require “Fill, Construction and Alteration to Waterways Permits” from the Grand River Conservation Authority prior to Draft approval of any consent (severance) or Plans of Subdivision.
- 3.1.4. THAT Net Residential Density refers to the total number of residential units divided by the respective developments’ land area devoted exclusively for residential use. Land area shall exclude lands, within an E.S.P.A. or E.S.A., hazard lands, and lands below the Regulatory Floodline, but shall include all wholly contained roadways, one-half of all bounding roadways and one-quarter of intersections where two bounding roadways intersect.

3.2 Transportation

- 3.2.1. THAT the proposed road network be implemented as conceptually shown on Hidden Valley Community Plan Map No. 2
- 3.2.2. THAT all roads within the community be designated “local roads”. The function of such roads shall be reviewed upon completion of the final road network.
- 3.2.3. THAT Hidden Valley Road within the community as shown on Hidden Valley Community Plan Map No.2 shall have a Designated Road

Allowance of 18 metres. All other local roads within the community shall be 20 metres (66 feet) with consideration to reduced rights-of-way on local streets, cul-de-sacs and crescents in accordance with adopted City Policy

- 3.2.4. THAT proposed Wabanaki Drive be extended along its final alignment from Wilson Avenue to Fairway Road South, forming an intersection at Goodrich Drive/proposed River Road. Should the final alignment of Wabanaki Drive, as determined by the Wabanaki Drive Extension and Alignment Study, take the acquired by the City through land exchanges to secure the final alignment.
- 3.2.5. THAT the existing Hidden Valley Road between the current terminus of Goodrich drive and a ridge of land approximately 260 metres east of the Goodrich Drive terminus be closed and consolidated into the General Industrial lands within Area 4 as shown on Community Plan Map No. 3, at a time as set out in Section 3.7 of this Plan – Staging of Development. Notwithstanding the above, portions of the Hidden Valley Road right-of-way required for the extension of municipal services and for the provision of an emergency access shall be retained in public ownership. Further, that until such time as the closure of this section of Hidden Valley Road is warranted, no decision shall be made on whether to cul-de-sac the south let of Hidden Valley Road or realign it to intersect with the final alignment of Wabanaki Drive. The cost of the cul-de-sac or realignment of Hidden Valley Road shall be the responsibility of the developers of the General Industrial lands.
- 3.2.6. THAT upon finalization of the alignments of Wabanaki Drive and the most westerly section of the south leg of Hidden Valley Road, the City consider selling the remnant portions of the 45.7 metre (150 ft.) right-of-way of Wabanaki Drive to the adjacent land-owner, as set out in Section 3.8 of this Plan – Land Exchanges.
- 3.2.7. THAT the east leg of existing Hidden Valley Road be cul-de-saced where it meets Proposed River Road at a time as set out in Section 3.7 of this Plan – Staging of Development. The cost of the cul-de-sac shall be the responsibility of the developer in Area 3 as shown in Community Plan Map No. 3.
- 3.2.8. THAT upon finalization of the cul-de-sac design described in 3.2.7 above, any excess City-owned road right-of-way be offered for sale to abutting landowners.
- 3.2.9. THAT in accordance with uniform traffic provisions truck traffic be prohibited from all roads within the Hidden Valley Residential

Community with the exception of proposed River Road and Wabanaki Drive.

- 3.2.10. THAT required road widenings be taken as part of the approval of any subdivision, consent (severance) or site plan. However, the offset road widenings shall be permitted along existing Hidden Valley Road in accordance with Schedule A – “Highways To Be Widened” of the City Official Plan.
- 3.2.11. THAT the required 4 metre (13 ft) road widening along the entire frontage of lot 15 of Plan 1523 (668 Hidden Valley Road) be waived.
- 3.2.12. THAT it be recognized that transit service will not be provided on roads within the Hidden Valley Residential Community.

3.3 Residential

- 3.3.1. THAT, residential development as set out in Map No. 1 be developed in accordance with the residential policies of the Kitchener Official Plan.
- 3.3.2. THAT lands designated Large Lot Residential (as shown on Map No. 1) have a specific policy limiting the maximum net residential density to 6.2 units per hectare (2.5 units per acre) and that development be restricted to Single Detached Dwellings only.
- 3.3.3. THAT new lots created within the Large Lot Residential designation which front onto Hidden Valley Road shall have a minimum lot width of approximately 30 metres (100 ft.). Further, that on lots between the east leg of Hidden Valley Road and the Grand River, which existed at the time of approval on this Plan and where there are no municipal services but where there is an approved Secondary Plan, consents (severances) shall be permitted provided that:
 - i) All new lots fronting onto Hidden Valley Road have a minimum lot width of approximately 30 metres,
 - ii) All lots comprise approximately 0.4 hectares of land above the Regulatory Floodline; and,
 - iii) The proposed Wabanaki Drive Extension from Wilson Avenue to Goodrich Drive/Hidden Valley Road be brought up to a standard (determined by the Department of Public Works) which would permit year round access.

Lots created by consent (severance) can remain on private services provided they meet the standards of the Regional Medical Officer of Health. However, where municipal water is immediately available along the severed parcels' frontage to Hidden Valley Road, a connection to municipal water (at no cost to the City of Kitchener) must be made. No plans of Subdivision will be permitted on private services within the Large Lot Residential designation.

3.3.4. THAT notwithstanding the requirements of the Estate Residential designation of the Kitchener Official Plan, consents (severances) shall be permitted on lots which existed at the time of approval of this Plan provided that:

- i) all new lots fronting onto Hidden Valley Road have a minimum lot width of approximately 30 metres;
- ii) all lots comprise approximately 0.4 hectares of land above the Regulatory Floodline; and
- iii) the proposed Wabanaki Drive Extension from Wilson Avenue to Goodrich Drive/Hidden Valley Road be brought up to a standard (determined by the Department of Public Works) which would permit year round access.

Lots created by consent (severance) can remain on private services provided they meet the standards of the Regional Medical Officer of Health. However, where municipal water is immediately available along the severed parcels' frontage to Hidden Valley Road, a connection to municipal water (at no cost to the City of Kitchener) must be made. No plans of Subdivision will be permitted on private services within the Large Lot Residential designation.

3.3.5. THAT notwithstanding the requirements of the Limited Service Residential designation of the Kitchener Municipal Plan, consents (severances) shall be permitted in lots fronting onto the south leg of Hidden Valley Road within Part 3 and Part 10 of the Reference Plan S8R-6362 subject to implementation of the following routes as a second means of access to the Hidden Valley community:

- i) the proposed Wabanaki Drive Extension on its final alignment from Wilson Avenue to Goodrich Drive/Hidden Valley Road, as a town lane border asphalt road on a four lane base, together with storm drainage facilities; or

- ii) a proposed Wabanaki Drive Extension on its final alignment from Fairway Road to Goodrich Drive/Hidden Valley Road as set out in the Wabanaki Drive Extension Class Environmental Assessment study and Preliminary Design study;

and inclusion of one of the above requirements in a subdivision agreement.

3.3.6. THAT notwithstanding the designation of Estate Residential within the Hidden Valley Residential Community, public and private equestrian stables and riding academies with accessory uses shall be permitted provided that:

- i) all stables and riding academies about the areas designated Major Open Space; and
- ii) that such facilities be subject to the zone change approval process to permit equestrian facilities within a Residential zone.

Notwithstanding the above, equestrian facilities on lot 6 of Plan 1523 (1038 Hidden Valley Road) and equestrian facilities be located south of Hidden Valley Road adjacent to a proposed community trail and backing into lands below the Regulatory Floodline, shall be exempt from the zone change approval process to permit equestrian facilities within a residential zone.

Equestrian facilities located on lot 8 of Plan 1523 (1038 Hidden Valley Road), are permitted under existing Agricultural zoning. When these lands are re-zoned from Agricultural Residential as part of the comprehensive re-zoning under By-Law 85-1 to conform to the Estate Residential designation, consideration may be given to continue to recognize equestrian facilities as permitted use in the new zoning, subject to the submission and City Counsel approval of the conceptual plan showing the intended layout of the entire parcel of land.

3.3.7. THAT in accordance with Policy 3.6.7 of this Plan, Major Open Space lands located between the south leg of Hidden Valley Road and the Grand River be acquired for the purpose of developing a community trail network. For each hectare or portion thereof of eligible land dedicated to the municipality purposes over and above the requirements of the Planning Act an increase in the density of development equivalent to 2.5 units per hectare may be permitted for the Plan of Subdivision designated Estate Residential (within which

the eligible land is located). Eligible land is defined as lands designated Major Open Space, located above the Regulatory Floodline and considered hazard lands. All Plans of Subdivision shall be subject to a detailed hydro-geological study and approval from the Regional Medical Office of Health.

- 3.3.8. THAT notwithstanding the Limited Service Residential designation within the Hidden Valley Residential Community, municipally serviced single detached dwellings shall also be permitted where a municipally-provided wastewater collection system is determined to be feasible as approved by the Development and Technical Services Department. Any such development shall be compatible with the estate lots in the Hidden Valley Residential Community to a maximum net residential density of 4 units per hectare.

3.4 Industrial

- 3.4.1. THAT lands generally within Area 4, as shown on Community Plan Map No. 3 be designated for General Industrial uses with a special use provision to permit convenience retail and personal services uses on lands described in Policy 3.5.1 of this Plan. Further, that the implementing zoning by-law for all lands designated General Industrial within the Hidden Valley Residential Community be applied only when the final alignment of Wabanaki Drive and its intersection with Goodrich Drive/proposed River Road are finalized.

- 3.4.2. Lands designated General Industrial shall be withheld from development until the following conditions have been met.

- i) the extension of Wabanaki Drive along its final alignment from Wilson Avenue to Goodrich Drive/proposed River Road; and;
- ii) the extension of proposed River Road from Goodrich Drive to Highway 8 with a full interchange; or until a road has been constructed linking Goodrich Drive/proposed River Road with Fairway Road South; and,
- iii) the closing of the most westerly section of Hidden Valley Road, between the Goodrich Drive terminus and a ridge of land approximately 260 metres east of the Goodrich Drive terminus;

and Hidden Valley Road being cul-de-sac or realigned to intersect with the final alignment of Wabanaki Drive.

Subject to City Capital financing and Developmental Charge Policies, all the above costs will be the responsibility of the developers.

3.5 Commercial

- 3.5.1. THAT small convenience retail and personal service uses be permitted on lands South of Goodrich Drive/proposed River Road and in proximity of where Wabanaki Drive will intersect with Goodrich Drive/ proposed River Road, within lands designated General Industrial, generally in Area 4 as shown on Community Plan Map No.3.
- 3.5.2. THAT in accordance with 3.5.1 above, the implementing zoning by-law for small convenience retail and personal service uses within the lands designated General Industrial, be applied only when the final alignment of Wabanaki Drive and its intersection with proposed River Road are finalized.
- 3.5.3. Further, that small convenience retail and personal service uses within lands designated General Industrial be withheld from development until the following conditions have been met:
- i) the extension of Wabanaki Drive along its final alignment from Wilson Avenue to Goodrich Drive/proposed River Road; and,
 - ii) the extension of proposed River Road from Goodrich Drive to Highway No. 8 with a full interchange; or until a road has been constructed linking Goodrich Drive/proposed River Road with Fairway Road South; and,
 - iii) the closing of the most westerly section of Hidden Valley Road, between the Goodrich Drive terminus and a ridge of land approximately 260 metres east of the Goodrich Drive terminus; and Hidden Valley Road being cul-de-saced or realigned to intersect with the final alignment of Wabanaki Drive.

3.6 Environment, Parks and Open Space

- 3.6.1 THAT in accordance with Policy 7.15 of the Regional Official Policies Plan, the boundaries of the Hidden Valley/Bird Ridge E.S.P.A be established through the preparation of an Environmental Impact

Statement and/or through updating and revision to the environmental studies undertaken as part of the Secondary Plan for the Hidden Valley Industrial Community and the “River Road Extension Route Location and Feasibility Study.” An assessment of the present condition of the Hidden Valley/Bird E.S.P.A shall be included as well as an assessment of the situation whereby commercial and industrial storm water run-off is entering Hidden Valley West Creek and ultimately the E.S.P.A. This work will be done at the expense of the developer and prior to the approval of any plans of subdivision or zoning change on lands situated between existing Hidden Valley Road and Proposed River Road.

- 3.6.2 THAT the lands falling within the boundaries of the Hidden Valley/Bird Ridge E.S.P.A be designated Major Open Space and transferred to the City of Kitchener at no cost to the City. Transfer of the E.S.P.A to the City will take place through negotiations or land exchanges with the City as set out in Section 3.8 of the Plan- Land Exchanges. Hazard lands will be taken as a condition of approval of Plans of subdivision or consent (severance).
- 3.6.3 THAT in accordance with Policy 7.15 of the Regional Official Policies Plan, the boundaries of the Petrifying Springs E.S.P.A be established through the preparation of an environmental impact statement. This work shall be done at the expense of the developer and prior to the approval of any change in the legal use of the land.
- 3.6.4 THAT the lands falling within the boundaries of the Petrifying Springs E.S.P.A be designated Major Open Space.
- 3.6.5 THAT as a condition of Plans of Subdivision the developer dedicate 5% of land to be developed for City Park purposes. A cash payment equal to 5% of the value of the land to be dedicated may be made in place of the actual dedication of land.
- 3.6.6 THAT at the time of Draft Plan of Subdivision, the developer submit an overview of treed areas within the affected lands; and prior to any site grading or tree removal, the developer submit a Grading and Tree Saving Plan in accordance with the City’s tree-saving policies. This plan will describe treed areas to be saved and methods by which

treed areas will be protected. These areas will be inspected and monitored by the Department of Planning and Development.

- 3.6.7 “THAT in accordance with Open Space Policy ix within Section IV of the City of Kitchener Official Plan, and the “Linked Open Space Report” completed in 1972 and approved by the City Counsel; community trial links be established to link the open space, recreational and residential areas within the community; to link the community with the City-wide trail network and the Grand Valley Trail network; and, to create an open space corridor along the Grand River for recreational purposes. All the lands below the Regulatory Floodline or minimum 30.5 metre wide strip of land adjacent to the river banks shall be transferred to the City of Kitchener at no cost to the City as a condition of approval for plans of subdivision, or consent (severance) for residential purposes or through negotiations of purchase, for the purpose of developing a community trail network, save and except that portion of the trail link from the southerly limit of Lot 19 of Plan 1523 (748 Hidden Valley Road) to the southerly limit of the bridge at Highway #8, which shall be deferred to allow for further discussion between the City, Region other interested parties prior to final consideration by the Regional Municipality of Waterloo. That Section of the proposed community trail along the Grand River, west of the proposed trial link to the Hidden Valley/Bird Ridge E.S.P.A (as shown on Hidden Valley Community Trail Map No.2) shall not be developed until such time as all the lands required for the trail network in this area, from the trail link to the E.S.P.A westerly to the Community Plan boundary, are transferred to the City of Kitchener. The most westerly community trail link between the Grand River and Hidden Valley Road shall be developed upon City owned land. All lands below the Regulatory Floodline shall be designated Major Open Space.”

- 3.6.8 THAT the E.S.P.A's be protected and enhanced by the establishment of a set pathway and trail system as laid out by the Department of Parks and Recreation and through the development of a Management Plan. The Management Plan will be the responsibility of the Regional Municipality of Waterloo as part of the Region's ongoing program of

E.S.P.A management and will consider enhancement of the E.S.P.A as a wetland as an important objective. Consultation with the Ministry of Natural Resources and the Grand River Conservation Authority shall be made throughout all stages of the development of the Management Plan.

- 3.6.9 THAT on lands designated General Industrial; a Municipal parking area be established, so as to have direct access to the community trail systems.
- 3.6.10 THAT approval of consents (severance) or plans of subdivision on lands abutting the Regulatory Floodline and lands within Schedule 11-Registered Fill Lines of the Grand River Conservation Authority; to be conditional upon approval by the Grand River Conservation Authority and the completion of appropriate engineering studies to determine slope stability.
- 3.6.11 THAT it be recognized that the Grand River Conservation Authority and the City of Kitchener Department of Parks and Recreation will be reviewing the recreational opportunities for the stretch of the Grand River which borders the Hidden Valley Community as part of the Grand River Corridor Study.
- 3.6.12 THAT prior to the establishment of community trails on lands designated Major Open Space, provision shall be made for the City to provide fencing and/or signs to discourage and prohibit access to privately owned lands designated Major Open Space.

3.7 Staging of Development

- 3.7.1 THAT Areas 1, and 2, as shown on Hidden Valley Community Map No.3 be allowed to proceed subject to the following :
- i) Hidden Valley Road being upgraded to City Standards from Goodrich Drive to the bend in the road where the south and east legs meet, (notwithstanding this, that section of Hidden Valley Road between Goodrich Drive and Lot 2 of Plan 1519 municipally addressed 1084 Hidden Valley Road, need only be improved to a condition acceptable to the Department of Public Works); and
 - ii) Implementation of one of the following routes as a second means of access to the Hidden Valley Community
 - construction of the proposed Wabanaki Drive extension on its final alignment from the Wilson Avenue to Goodrich

Drive/ Hidden Valley Road, as a two land birder asphalt road on a four land base, together with storm drainage facilities; or

- a proposed Wabanaki Drive on its final alignment from Fairway Road to Goodrich Drive/Hidden Valley Road as set out in the Wabanaki Drive Extension Class Environmental Assessment study and Preliminary Design Study;
- and an inclusion of one of the requirements in (b) above in a subdivision agreement

Notwithstanding the above; Area 2 shall also be subject to the upgrading of the east leg of Hidden Valley Road to City standards between (the bend in the road to the northerly most boundary of the Estate Residential designation as shown on Community Plan Map No.1. Further should Area 2 be developed prior to Area 3, then Area 2 shall also be subject to the upgrading of the east leg of Hidden Valley Road in front of Lots 15 and 16 of Plan 1523 (668 and 672 Hidden Valley Road respectively) to ensure adequate sight lines of the affected driveways for vehicles coming over the existing hill on Hidden Valley Road. This work shall be completed at the expense of the developer and to the satisfaction of the Department of Public Works.

3.7.2 THAT Area 3, as shown on Hidden Valley Community Plan Map No.3 be allowed to proceed subject to the following:

- i) the extension of proposed River Road from Goodrich Drive to Highway No. 8 with full interchange; or,
- ii) a) the extension of proposed River Road from Goodrich Drive to connect with proposed Road "B" (as conceptually shown on Community Plan Map No. 3); and,

b) the construction of a road linking Goodrich Drive/proposed River Road with Fairway Road South

Notwithstanding the above, Area 3 shall also be subject to the construction of the sewage pumping station at North Creek and the upgrading of the east leg of Hidden Valley Road from the northerly most boundary of the Estate Residential designation to a cul-de-sac at the proposed River Road extension, as shown on Community Map No. 1. Further, should area 3 be developed prior to Area 2, then Area 3 shall also be subject to the upgrading of the east leg of Hidden Valley Road in front of Lots 15 and 16 of Plan 1523 (668 and 672 Hidden Valley Road respectively) to ensure adequate sight lines of the affected driveways for vehicles coming over the existing hill on Hidden

Valley Road.

This work shall be completed at the expense of the developer and to the satisfaction of the Department of Public Works.

3.7.3 THAT lands generally within Area 4 as shown on Community Plan Map No. 3 be deferred. Such deferral shall be removed pending the results of further studies including the Wabanaki Drive Extension and Alignment Study.

3.7.4 THAT development generally within Area 4 be allowed to proceed subject to the following:

- i) the removal of the deferral as described in Policy 3.7.3 above;
- ii) the extension of Wabanaki Drive along its final alignment from Wilson Avenue to Goodrich Drive/proposed River Road as determined by the Wabanaki Drive Extension and Alignment Study; and
- iii) the extension of proposed River Road from Goodrich Drive to Highway No. 8 with a full interchange; or until a road has been constructed linking Goodrich Drive/proposed River Road and Fairway Road South; and,
- iv) the closing of the most westerly section of Hidden Valley Road, between the Goodrich Drive terminus and a ridge of land approximately 260 metres east of the Goodrich Drive terminus; and Hidden valley Road being cul-de-saced or realigned to intersect with the final alignment of Wabanaki Drive.

3.7.5 THAT notwithstanding Policies 3.7.1, 3.7.2, 3.7.3, and 3.7.4 above, all development shall also be subject to normal staging policies as established in Subdivision Agreements where applicable.

All road construction and/or upgrading costs associated with the extension of Wabanaki Drive shall where applicable be subject to the City's development Charge Policy, with all other costs not covered by Development Charge Policy to be the responsibility of the developers. However, it shall be recognized that a sanitary sewer will ultimately be extended under Wabanaki Drive to service the Hidden Valley Industrial Community and subsequently any extension of Wabanaki Drive along its final alignment prior to the construction of the sewer

shall be a standard determined by the Department of Public Works.

Any road construction and/or upgrading costs associated with the extension of Wabanaki Drive shall where applicable be the subject to the City's Developmental Charge Policy, with all other costs not covered by Development Charge Policy be the responsibility of the developers. However, it shall be recognized that a sanitary sewer will ultimately be extended under Wabanaki Drive to service the Hidden Valley Industrial Community and subsequently any extension of Wabanaki Drive along its alignment prior to the construction of the sewer shall be to a standard determined by the Department of Public Works.

Any road construction and/or upgrading costs associated with the Fairway Road South alternative shall be the responsibility of the developers including any required upgrading of the westerly leg of Hidden Valley Road and its intersection with Goodrich Drive. Any such road intersecting with Fairway Road South shall be subject to a detailed engineering study and shall require the approval of the Regional Municipality of Waterloo.

3.7.6 THAT existing Hidden Valley Road between the current terminus of Goodrich Drive and a ridge of land approximately 260 metres east of the Goodrich Drive terminus, be closed subject to the following conditions:

- i) the extension of proposed River Road from Goodrich Drive to Highway No. 8 with a full interchange; or until a road has been constructed linking Goodrich Drive/proposed River Road with Fairway Road South; and;
- ii) the extension of Wabanaki Drive along its final alignment from Wilson Avenue to Goodrich Drive/proposed River Road.

Notwithstanding the above, portions of the Hidden Valley Road Right-of-Way required for the extension of municipal water/sanitary sewer services and for the provision of an emergency access shall be retained in public ownership.

3.7.7 THAT the east leg of existing Hidden Valley Road be cul-de-saced where it meets proposed River Road subject to the following conditions:

- i) the extension drive of proposed River Road from Goodrich Drive to Highway No. 8 with a full interchange; or;
- ii) a) the extension of proposed River Road from Goodrich Drive to connect with the proposed Road “B” (as conceptually shown on community Plan Map No. 3); and
- iii) b) the construction of a road linking Goodrich Drive/proposed River Road with Fairway Road South.

3.8 Land Exchanges

3.8.1 THAT in exchange for the Hidden Valley Bird Ridge E.S.P.A., the City of Kitchener consider transferring to 259969 Holding Limited on the basis of market value, remnant portions of Hidden Valley Road created in part by the cul-de-sacing of the east leg of Hidden Valley Road and the ultimate closure of the most westerly leg of Hidden Valley Road; as well as a parcel of City owned land to be zoned for convenience retail and personal services uses, and located south of Goodrich Drive/proposed River.

3.8.2 THAT the City sell the remnant portions of Wabanaki Drive and certain lands to be designated General Industrial (the exact size and configuration of which is to be determined by the Wabanaki Drive Extension and Alignment Study), and consideration be given to the sale of certain lands presently designated General Industrial and zoned M2 east of Wabanaki Drive to the owners of Lot 8 Plan 1523 (1038 Hidden Valley Road), enabling said owners to acquire frontage onto the final alignment of Wabanaki Drive. Such transactions are to be at market value.

3.9 Storm Water Management

3.9.1 THAT the comprehensive “Urban Drainage Policies” adopted by Kitchener City Council on 13 August 1979 and specifically Section 6-“Storm Drainage Policies” and Section 7 – “Implementation” be applied to the Hidden Valley Creek Drainage Shed in the Hidden Valley Residential Area. That the implementation of these policies be subject to the approval of the Regional Municipality of Waterloo where they affect a Regional facility. It is recognized that an Environmental Impact Statement is required where storm water affects an Environmentally Sensitive Policy Area

The Environmental Impact Statement should address the cumulative impact of storm water on the water quality and function of the E.S.P.A.

These studies may recommend measures beyond those required under the Urban Drainage Policies and should identify storm water management facilities which are located outside the wetland.

- 3.9.2 THAT walkways and open space links within this Community may be used as part of the Storm water system.

3.10 Services and Utilities

- 3.10.1 THAT the Hidden Valley Residential Community be developed to the City's standards for the Estate Residential subdivisions as defined by the Department of Public Works with the exception of Area 3 (as shown on Hidden Valley Residential Community Plan Map No. 3) which shall be serviced by gravity sewers to the Hidden Valley North Creek industrial pumping station. All other services for area 3 shall be developed to the City's standards for Estate Residential subdivisions.

- 3.10.2 THAT new development by Plan of Subdivision be subject to the extension of municipal water services currently terminating at the intersection of Goodrich Drive and Hidden Valley Road and from the intersection of King Street and River Road; and that this be done at the developers cost.

- 3.10.3 THAT on lands designated Estate Residential, development prior to Regional approval of the Draft Plan of Subdivision shall include a detailed hydro geological study to be approved by the Regional Municipality of Waterloo describing:

- i) the depth of ground water;
- ii) the type of soil for depth of 6 feet;
- iii) the results of percolation tests; and
- iv) the impact of subsequent sewage systems on the ground water table.

The Region of Waterloo Department of Health Services reserves the right to grant permits for the installation of septic systems on an individual lot basis.

3.11 Noise and Environmental Impact

- 3.11.1 THAT Highway No. 8 and the proposed River Road extension be recognized as major traffic corridors and as major sources of noise. Accordingly, a detailed noise study will be required prior to draft approval of any abutting Plans of Subdivision within the area

designated Large Lot Residential to determine potential noise impacts and the required noise abatement measures. The required noise abatement measures must be to the satisfaction of the Regional Municipality of Waterloo.

3.11.2 THAT the existing heavy industrial operations of Uniroyal Goodrich Canada Inc. and Al's Cartage Ltd. Located on Goodrich Drive west of the proposed extension of Wabanaki Drive be acknowledged and that appropriate warning clauses be placed in the deeds of all residential properties created by severance or plan of subdivision within 300 metres of the above mentioned operations including transport depots and warehouse operations.

3.11.3 THAT appropriate warning clauses be placed in the deeds of all residential properties created by severance or plan of subdivision regarding odour from animals and/or from waste which may be detected due to the proximity of active horse farm operations and/or riding stables.

4. DEPARTMENT OF PLANNING AND DEVELOPMENT COMMENTS

The process to develop Hidden Valley Residential Community Plan was formally initiated on February 17, 1987 with a public meeting at the Chicopee Centre. Eleven additional public meetings, open to all property owners and interested parties, have been held since the most recent and final meeting (prior to Planning Committee's consideration of this Plan) being held on June 22, 1989. Following is a discussion of the major issues which arose during the planning process.

- Land Use -

Due to the difficulty in providing gravity sewers to the area and in order to maximize preservation of the Valley's scenic beauty the majority of developable land within the Hidden Valley Residential Community has been redesignated to Estate Residential. Approximately 15 hectares (38 acres) in the northeast portion of the community will be designated Large Lot Residential in the recognition of the fact that these lands can be serviced by gravity sewers to a pumping station which will be constructed to service the industrial lands north of the proposed River Road.

To ensure a certain degree of compatibility with surrounding Estate Residential lands, density within the Large Lot Residential designation will be restricted to 6.2 units per residential hectare (2.5 units/acre). Additional Policies have been included in order to provide for the opportunity for consents (severances) within areas designated Estate Residential and Large Lot Residential where no municipal services exist. All new lots which front onto existing Hidden Valley Road will be subject to a minimum lot width of approximately 30 metres (100 ft.).

The remainder of the developable land within the Community is to be designated General Industrial with a specific policy to permit convenience retail and personal service use. The industrial block is situated below and to the west of a ridge of land such that it looks directly across to the industrial area to the west. These lands are therefore unsuitable for residential use. A General Industrial designation will be applied as it is intended to be compatible with residential uses. However, as the exact size and configuration of lands to be designated General Industrial will be affected by the final alignment of Wabanaki Drive as it extends from Wilson Avenue to Goodrich Drive/proposed River Road; it is recommended that this area of the community be deferred, pending the results of the Wabanaki Drive Extension and Alignment Study. The designation of the General Industrial Lands will require an amendment to this Plan as will the addition of the final alignment of Wabanaki Drive.

In recognition of the equestrian activity in the Valley and the surrounding area, provision has been made for permitting equestrian stables and riding academies within the Estate Residential designation, provided that all stables and riding academies abut areas designated Major Open Space and that such facilities be subject to the zone change approval process to permit equestrian facilities within a Residential zone.

- Transportation -

In developing a road network for the Hidden Valley Residential Community it was an objective to keep records from abutting or penetrating the Hidden Valley/Bird Ridge Environmentally Sensitive Policy Area. It was also an objective to retain alignment of the existing Hidden Valley Road which provides access to existing homes and to minimize through traffic on the community's roads.

As laid out in this Plan, the road network does not penetrate the E.S.P.A and abuts it only where existing Hidden Valley Road currently runs adjacent to it. With respect to existing Hidden Valley Road, it is apparent that some traffic from within the residential community will utilize it to enter and exit the Valley. In order to minimize the impacts on existing homes the Plan calls for a number of measures to be undertaken. Firstly, the Low Density Residential area has been laid out such that it can be accessed without traffic having to travel Hidden Valley Road. Secondly, the Plans calls for three accesses into the community thereby maximizing dispersal of traffic. Thirdly, the road network has been designed in a manner which will discourage through traffic which may have cut through the community if the road pattern was straighter. Fourthly, the Plan permits offset road widenings which will allow for consideration of existing houses when setting the alignment of the road right-of-way. Lastly, the Plan calls for cul-de-sacing of the east leg of Hidden Valley Road as the Proposed River Road and for road improvements to be undertaken which will improve safety and operational capacity while maintaining a 9 metre pavement width along the entire length of existing Hidden Valley Road.

The extension of proposed Wabanaki Drive in its final alignment from Wilson Avenue to

Fairway Road and its intersection at Goodrich Drive/proposed River Road represents a second major transportation issue. As previously mentioned, the configuration and size of lands to be designated General Industrial along with an area permitting convenience retail and personal service uses, will be directly affected by the final alignment of Wabanaki Drive and have therefore been deferred pending the recommendations of the Wabanaki Drive Extension Alignment Study. Should the final alignment of Wabanaki Drive as recommended by the Study, take the road off City owned lands, then the City would acquire said lands to secure the final alignment. The Plan calls for the most westerly section of existing Hidden Valley Road to be closed and either realigned to the south to intersect with Proposed Wabanaki Drive (an acceptable distance from Goodrich Drive) or be cul-de-saced. This section must ultimately be closed because its current alignment and continuation into Goodrich Drive will not be acceptable once the River Road Extension is constructed. A decision on whether to cul-de-sac the road or swing it south of Wabanaki will be based on future development and traffic conditions and will along with the designation of the General Industrial lands require amendment to this Plan.

The traffic Impact Operations Study for Fairway Road South, initiated in September of 1988 by the Regional Municipality of Waterloo and the City of Kitchener, recommends that a new access road be built from Fairway Road South to the Hidden Valley Community, in order to partially relieve traffic congestion at the Wilson Ave. /Fairway Road intersection and along Goodrich Drive. This road network recommendation has been incorporated into the Hidden Valley Community Plan by way of the policies referring to proposed Wabanaki Drive extending from Wilson Avenue to Fairway Road South. This, along with the Plan's recommended Staging of Development policies which require various road improvements internal to and immediately surrounding the community prior to the development of various phases; provides the Hidden Valley Residential Community with full efficiency in dispersing and regulating traffic. Further, the Traffic Impact and Operations Study for Fairway Road South confirmed the findings of an earlier traffic analysis prepared by the City's Traffic and Parking Division; indicating that the additional traffic generated from the residential portion of Hidden Valley would not have a major impact on the operation of adjacent roadways.

- Environment, Parks and Open Space -

Preservation, enhancement and transfer to the City of the Hidden Valley/Bird Ridge Environmentally Sensitive Policy Area constituted one of the primary environmental issues. The Plan designates the E.S.P.A as Major Open Space and requires its transfer to the City. To encourage enhancement rather than just preservation of the E.S.P.A., the Plan calls for development of a Management Plan by the Regional Municipality of Waterloo. Such a plan will set out a recommended strategy for improving certain components, capabilities and/or functions of the E.S.P.A. In addition, where the E.S.P.A abuts Hidden Valley Road, the plan calls for measures to be taken which will minimize the impact of any road widening.

A second issue relates to the creation of a community trail network. The “Linked Open Space Study” completed by the Kitchener Planning and Development Department in 1972, addresses the location of proposed community trail systems in the City of Kitchener (including the Hidden Valley Area). The City Official Plan incorporated the Linked Open Space Study as an Implementation Plan with the following policy:

“Develop a system of Linked Open Spaces, urban trails and bikeways throughout the City relying heavily on City parklands, the drainage channels (creeks), H.E.P.C. rights-of-way, conservation areas and schools. Private open space will not play a major role in the Linked Open Space System. The City will consider allocating funds in Five Year Capital Forecast to implement this system. It will also seek funds from other levels of government.”

Another Open Space policy of the City Official Plan also calls for the city “to work with the Grand River Conservation Authority and other agencies through the Regional Municipality of Waterloo to acquire land and develop recreational potential along the Grand River and its tributaries.”

Given these policies of the City Official Plan, its an objective of this Community Plan that the City of Kitchener acquire a minimum of 30.5 metre wide dedication along the river banks of the Grand River as a condition of approval for subdivisions or consents (severances) for residential purposes or through negotiations of purchase; for the purpose of developing a community trail network. In the easterly part of the Valley the river banks are very steep and implementation of a trail would be difficult. The river bank will be subject to erosion control measures undertaken by the Region as part of the Regional Master Water Supply Scheme and specifically in association with the construction of a weir or small dam across the Grand River. The recreational and trail opportunities along the river and around the dam may be enhanced by the erosion control works. The Grand River Corridor Study undertaken by the Grand River Conservation Authority in conjunction with the Department of Parks and Recreation may make recommendations concerning this situation. Until this review is completed this Plan will continue to call for the dedication of the 30.5 metre wide strip along the banks of the Grand River, save and except the portion of the trail link from the southerly limit of Lot 19 of Plan 1523 (748 Hidden Valley Road) to the southerly limit of the bridge at Highway #8, which shall be deferred to allow for further discussion between the City, Region and other interested parties prior to final consideration by the Regional Municipality of Waterloo.

That section of the proposed community trail along the Grand River, west of the proposed trail link to the Hidden Valley/Bird Ridge E.S.P.A (as shown on Hidden Valley Community Plan Map No. 2) shall not be developed until such time as all the lands required for the trail network in this area, from the trail link to the E.S.P.A westerly to the Community Plan boundary, are transferred to the City of Kitchener. The most westerly community trail between the Grand River and Hidden Valley Road shall be developed upon City owned land. All lands below the Regulatory Floodline shall be designated Major Open Space.

The community trail network itself is intended to link the E.S.P.A and the floodplain and connect up with the City-wide community trail and Grand Valley Trail networks. As such, the Plan requires the City to acquire the community trails as part of the approval of consents (severances) for residential purposes, subdivision plans or through negotiations of purchase. The accompanying Official Plan Amendment designates the trails as Major Open Space. The Plan also makes provision for a small municipal parking lot on deferred lands to be designated General Industrial, to accommodate people driving to the area to gain access to the local and larger trail networks. The City owns the majority of deferred lands and can ensure the provision of such parking through such ownership or as a condition of sale.

By the time this Plan is approved, the Regional Municipality of Waterloo will have purchased approximately 7.7 hectares (19 acres) of land on the north side of the intersection of the south and east legs of Hidden Valley Road. These lands are the site of an old gravel pit and are to be used for a raw water reservoir in conjunction with the Master Water Supply Scheme. The most westerly portion of the lands will be filled and levelled with the evacuation material from the reservoir. The Plan designates the reservoir and pumping station associated with these works as "Municipal Services and Utilities." And also calls for a community trail to follow the westerly edge of the lands where it would lead into the E.S.P.A.

- Staging of Development -

A number of staging policies have been included within the Plan to regulate the amount of development which may take place until certain roads are constructed or road improvements carried out and to set the timing for closure or cul-de-sacing of various roads. In brief, lands designated Estate Residential will be contingent on a secondary access being created by bringing the proposed Wabanaki Drive extension from Wilson Avenue to Goodrich Drive/Hidden Valley Road up to a standard which would permit year round access. While the remaining development will be subject to the extension of proposed River Road from Goodrich Drive to Highway No. 8 with a full interchange and/or the extension of Wabanaki Drive along its final alignment from Wilson Avenue to Goodrich Drive/proposed River Road and/or from Goodrich Drive/proposed River Road to Fairway Road South. For exact staging policies, reference should be made to Section 3.7 of the Plan.

- Land Exchanges -

The City of Kitchener would consider transferring to 259969 Holdings Limited on the basis of market value, remnant portions of Hidden Valley Road as well as a parcel of land where convenience retail and personal services would be permitted in exchange for the Hidden Valley-Bird Ridge E.S.P.A. Also, the City of Kitchener would sell remnant portions of Wabanaki Drive and certain lands to be designated General Industrial, and would give consideration to the sale of certain lands presently designated General Industrial and

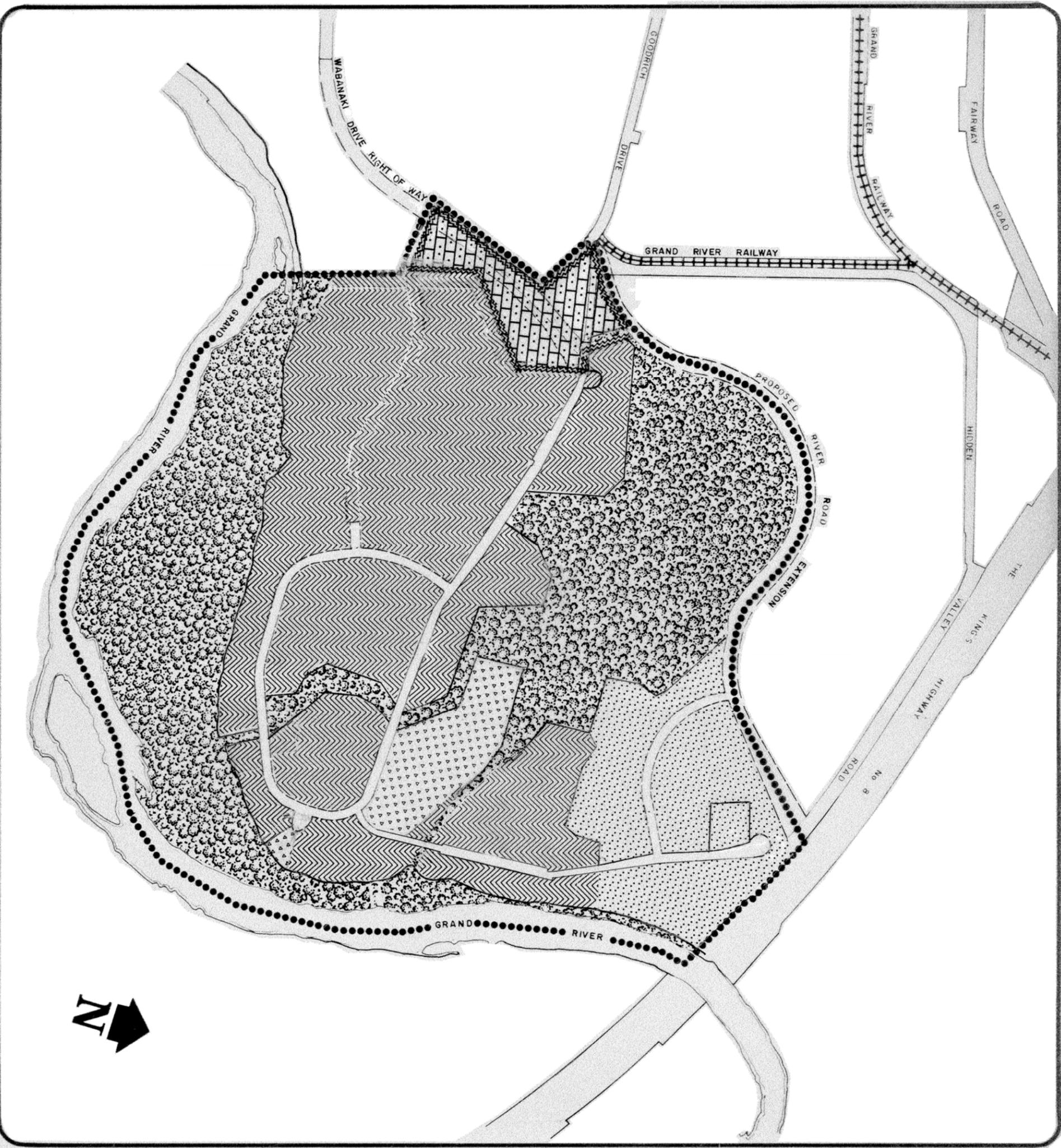
zoned M2 east of Wabanaki Drive to the owners of Lot 8 of Plan 1523 (1038 Hidden Valley Road), enabling said owners to acquire frontage onto the final alignment of Wabanaki Drive. Such transactions are to be at market value.

HIDDEN VALLEY COMMUNITY PLAN

MAP No. 1
LAND USE

Legend

-  ESTATE RESIDENTIAL
-  LARGE LOT RESIDENTIAL
(TO A MAXIMUM OF 6.2 UNITS/HA.)
-  MAJOR OPEN SPACE
-  GENERAL INDUSTRIAL
-  MUNICIPAL SERVICES AND UTILITIES
-  AREA REFERRED FOR FURTHER STUDY
-  LOCAL ROAD
-  PROPOSED LOCAL ROAD
-  COMMUNITY PLAN BOUNDARY



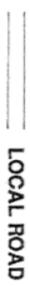
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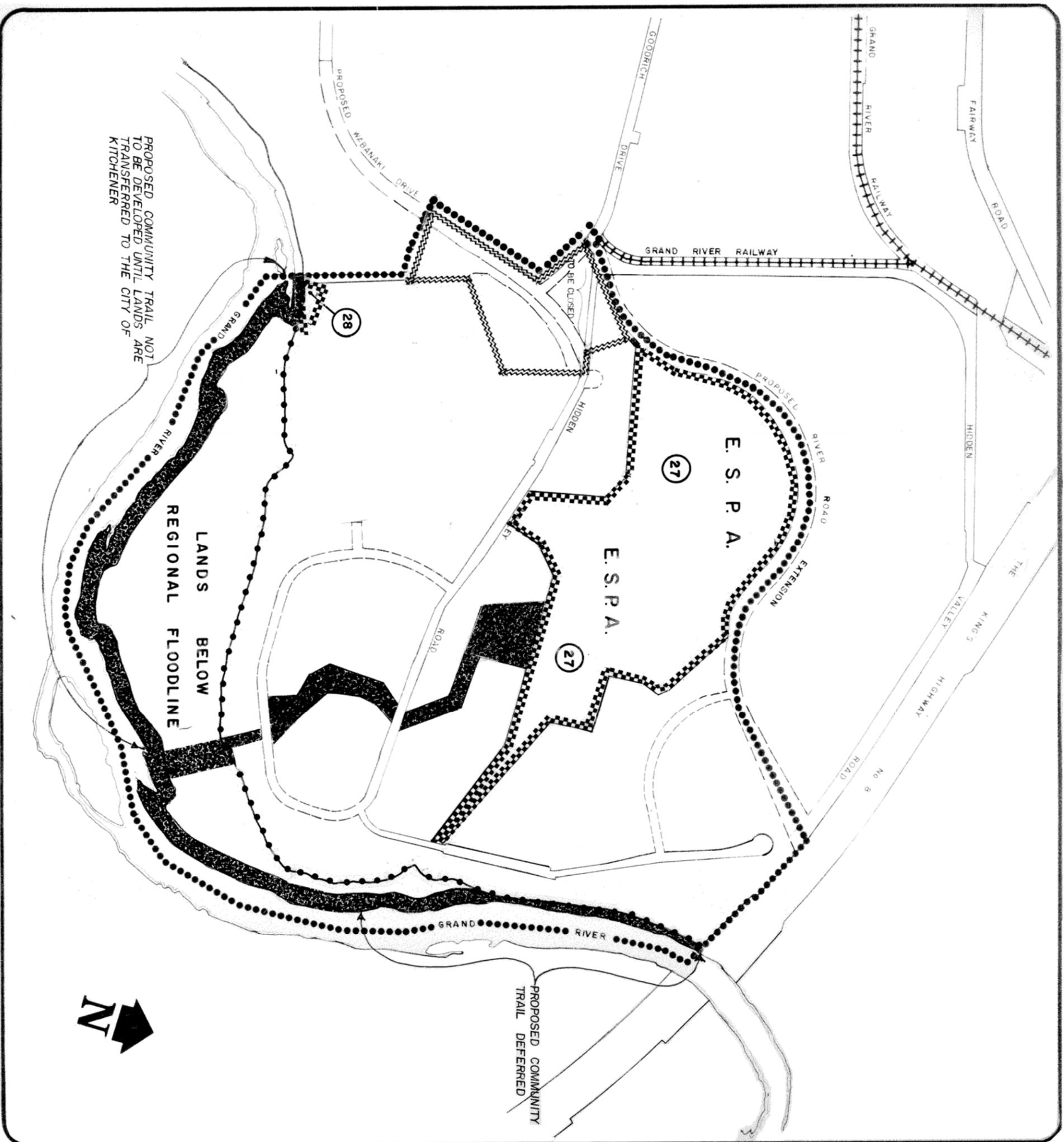
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HIDDEN VALLEY COMMUNITY PLAN

MAP No. 2
OPEN SPACE

Legend

-  PROPOSED COMMUNITY TRAIL LINKS
-  ENVIRONMENTALLY SENSITIVE POLICY AREA
-  AREA DEFERRED FOR FURTHER STUDY
-  REGIONAL FLOODLINE
-  LOCAL ROAD
-  PROPOSED LOCAL ROAD
-  COMMUNITY PLAN BOUNDARY



PROPOSED COMMUNITY TRAIL NOT TO BE DEVELOPED UNTIL LANDS ARE TRANSFERRED TO THE CITY OF KITCHENER

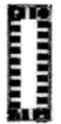
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HIDDEN VALLEY COMMUNITY PLAN

MAP No. 3 STAGING OF DEVELOPMENT

Legend

 LIMIT OF STAGE
(NOTE: SEE SEC. 19.7 OF PLAN
FOR STAGING POLICIES)

★ LOTTING LINES ARE PRELIMINARY
FINAL LOT LAYOUT WILL BE
DETERMINED BY PLAN OF SUBDI



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