

## Section 10. SPECIAL POLICIES AND SECONDARY PLANS

The following Special Policies and Secondary Plans provide more detailed policies related to a specific area. They should be read in conjunction with the Official Plan, as a more detailed chapter. The policies in Sections 2 to 8 of the Official Plan may not be sufficiently detailed to address issues and opportunities for newly developing areas, or developed areas that are in transition, or that have defining elements that are reflected in their built form and land use function, or are areas such as the Downtown and Harbour Area that are extremely multi-faceted and complex.

### Goal:

*To provide more detailed policies for certain areas of the City that have specific land use and development issues requiring more detailed study and policy direction, or for areas where significant change is expected and detailed study and policy guidance is required.*

### Policies:

#### Purpose

**10.1.** Secondary Plans completed in accordance with Section 9.7.2 of this Plan, are intended to reinforce the more general policies of the Official Plan, unless these are specifically exempted, while providing more detailed policy and strategies related to:

- a. detailed goals and *development* intent;
- b. type and mixture of land uses;
- c. mix and density of *residential units*, and affordability;
- d. urban design guidelines, if applicable;
- e. requirements for *infrastructure* and *municipal water and sewage services*;
- f. roads, public transit, sidewalks, cycling routes, and pathways;
- g. the *natural heritage system* and all *cultural heritage resources*;
- h. timing and phasing of proposed *developments*; and,
- i. mechanisms to achieve compatibility of proposed land uses with existing and planned land uses in areas adjacent to the Secondary Plan Area.

#### Adopted by City

**10.2.** Secondary Plans may be adopted by the City and incorporated by formal amendments into the Official Plan.

#### Status When Not Adopted

**10.3.** Secondary Plans that are neither adopted by the City nor incorporated into the Official Plan have no legal status under the Planning Act but may serve as guidelines for the future *development* of the study area.

