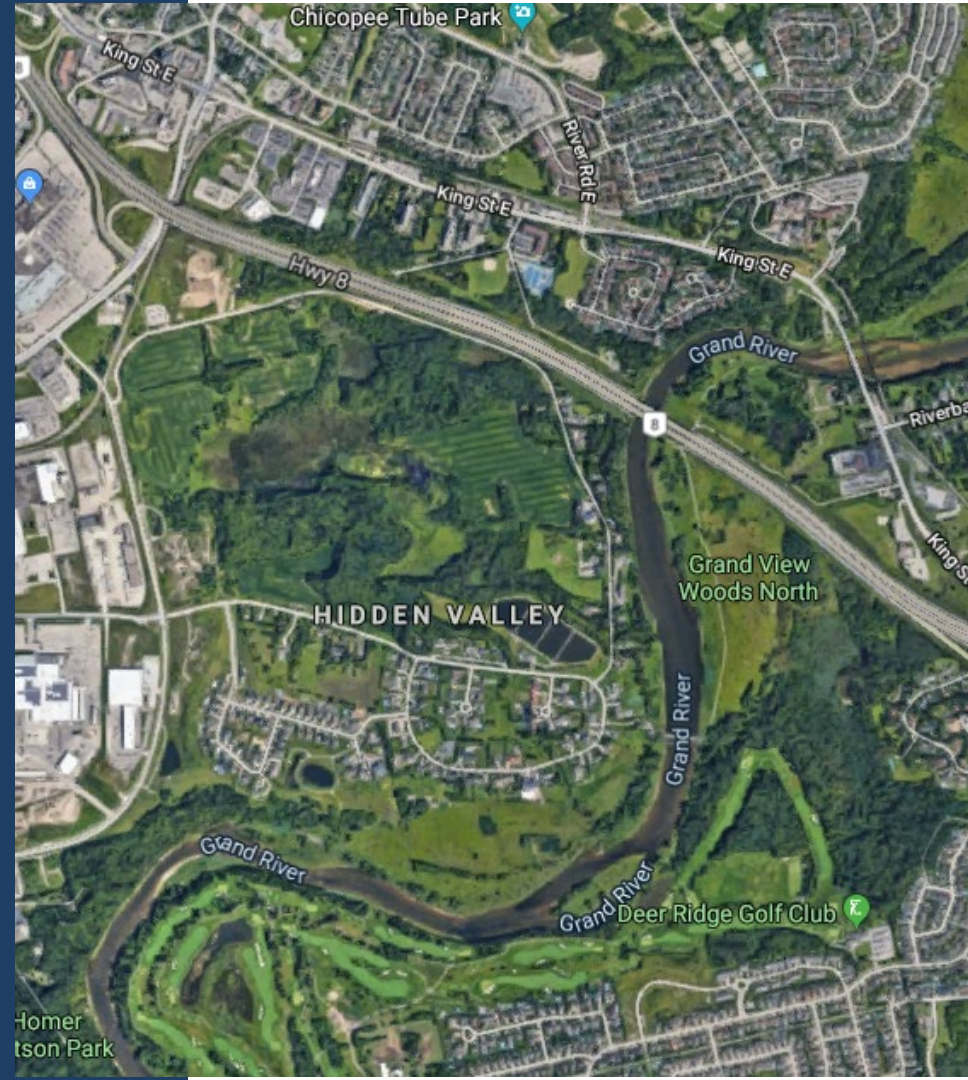


Pearl Valley Development Corporation

Public Meeting
Hidden Valley Secondary Plan

January 27th, 2025

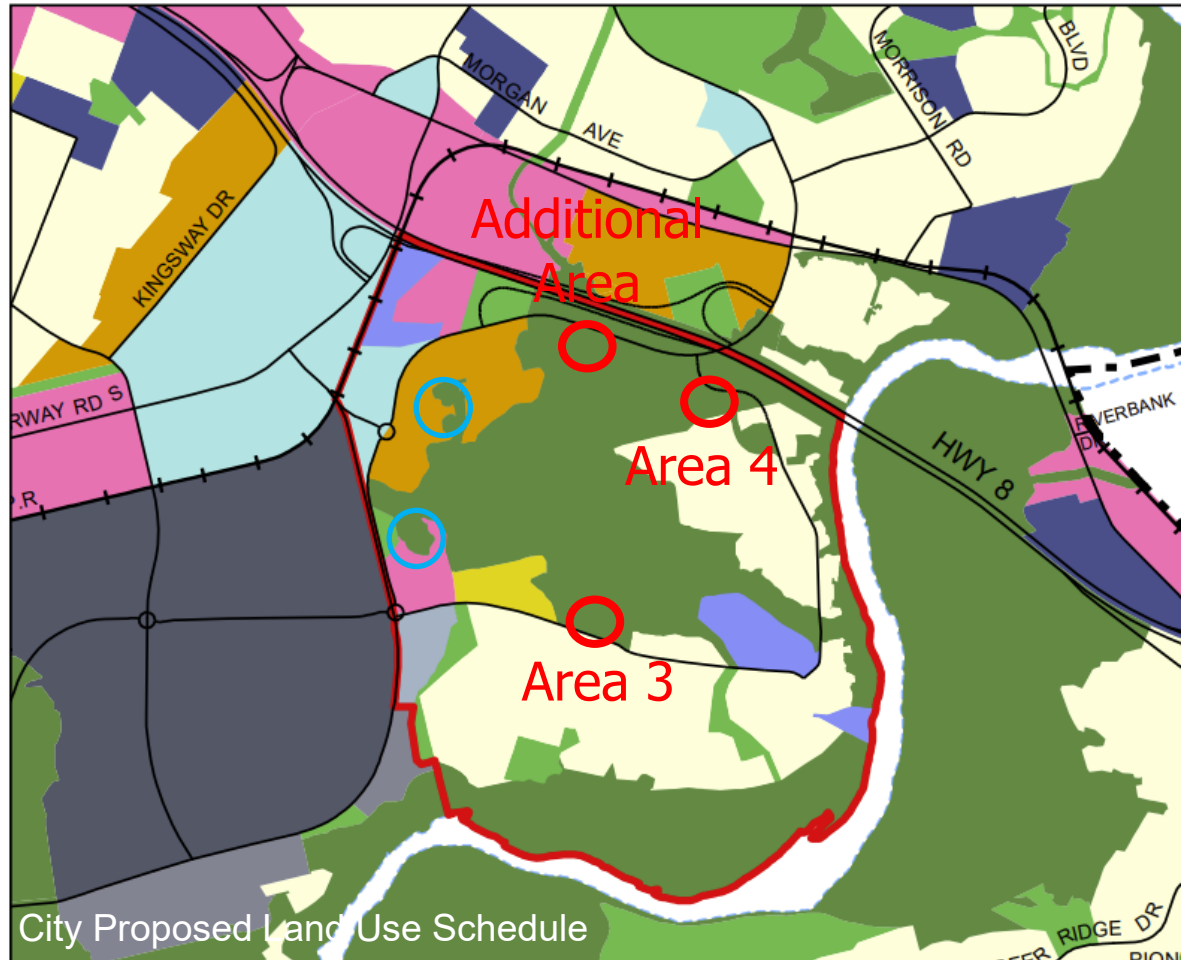


General Areas of Concern with City's Proposed Official Plan Mapping

- Proposed Map 3 and Map 6 do not reflect agreement for delineation of features with City and LGL based on site walk
- Inconsistency with Maps – Map 3 and Map 6 on Natural Heritage System
- There are inaccuracies with the proposed overlay mapping in the Zoning.
- Map 6 identifies additional environmental constraints and study requirements, some areas previously determined with City staff to not be an environmental concern

Specific Areas of Concern

- Specific Focus Areas
- Areas of Agreement not Modified on City Schedules



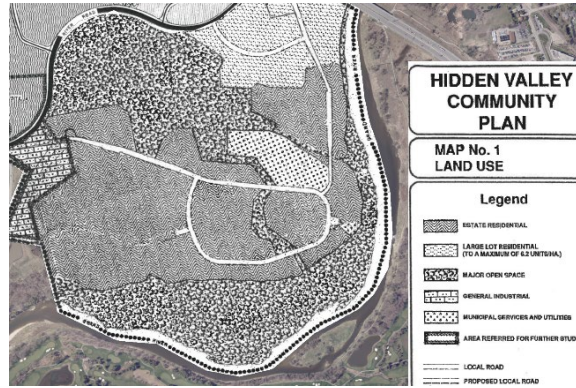
Area 3

Proposed OP Schedule does not reflect historic information

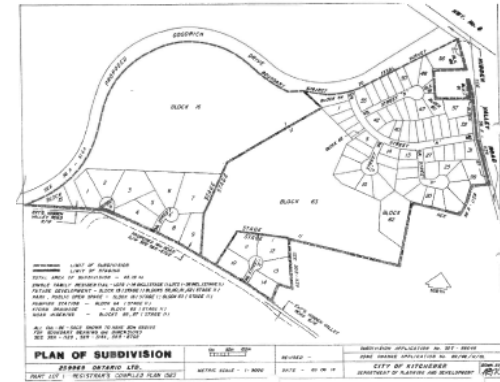
Proposed OP Schedule fully removes existing residential permissions (Draft Approval)

Maintaining Existing OP Schedule would still result in significant protection and reduce approved development limits from original approval (2.3ha original, 0.87 ha current OP)

Hidden Valley Community Plan



Existing Draft Plan Approval



Existing Official Plan Schedule



City Proposed OP Schedule

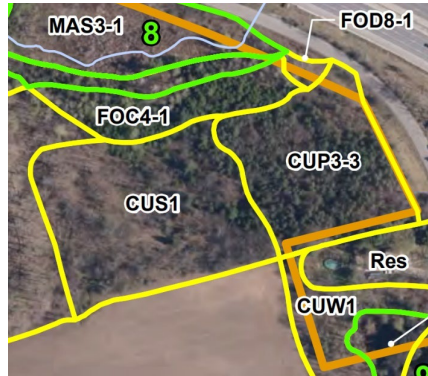


Area 4

Proposed OP Schedule does not reflect recent fieldwork and analysis completed by NRSI

LGL EIS identifies lands as residential

NRSI - Area 2 ELC



NRSI - Area 2 Woodland/Buffers



LGL EIS Identifies Area as Residential



City Proposed OP Schedule



Additional Area

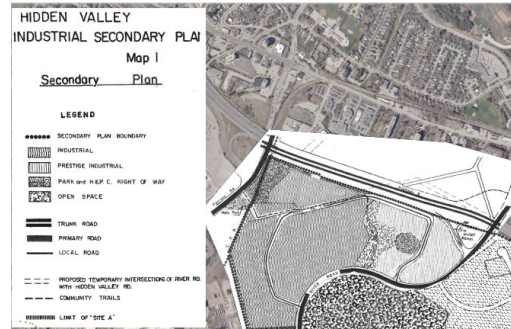
Proposed OP Schedule does not reflect historic information

Proposed OP Schedule fully removes existing development permissions

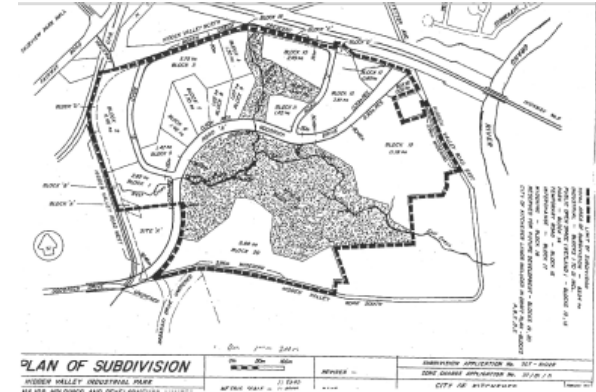
Existing OP Schedule identifies development area along the road frontage

Proposed modification would provide some development potential at a reduced area

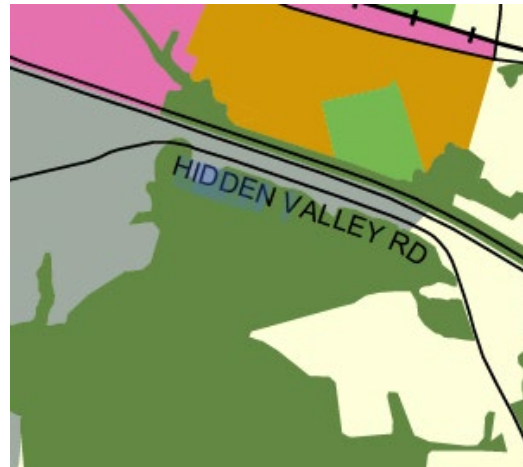
Previous Community Plan



Existing Plan of Subdivision



Existing Official Plan Schedule



Proposed Official Plan Schedule



REQUEST TO COMMITTEE:

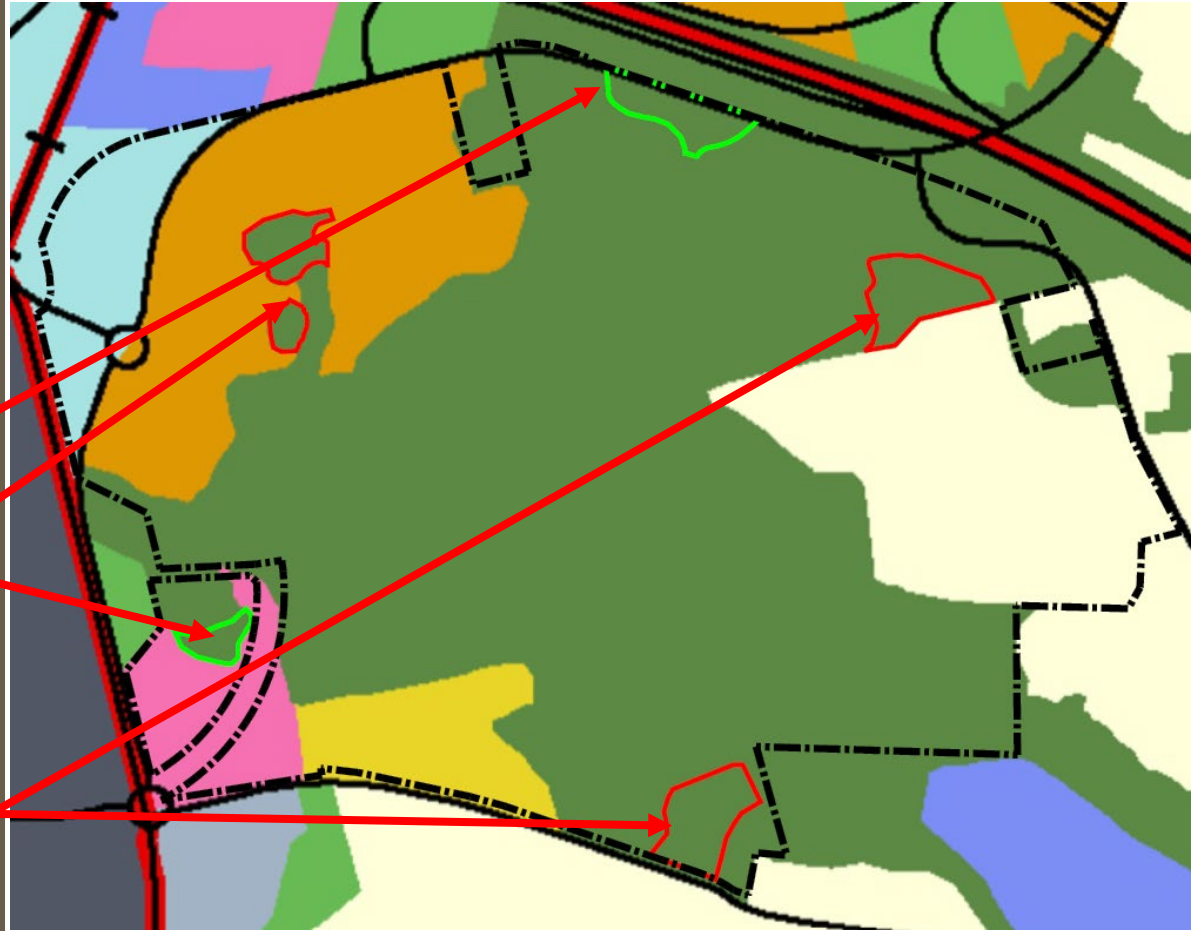
1/ Modify Maps 3 and 6, as follows:

Proposed Changes to Land Use Schedule (Map 3)

Designate Commercial Use

Designate to Reflect
Agreement on Natural
Feature Limits

Designate Residential Use



Proposed Changes to Map 6



Remove from Core
Natural Heritage
Feature



Remove from
Significant Wildlife
Habitat and
Significant
Landforms



REQUEST TO COMMITTEE:

2/ Modify the Proposed Zoning By-law as follows:

Proposed Changes to Zoning Schedule



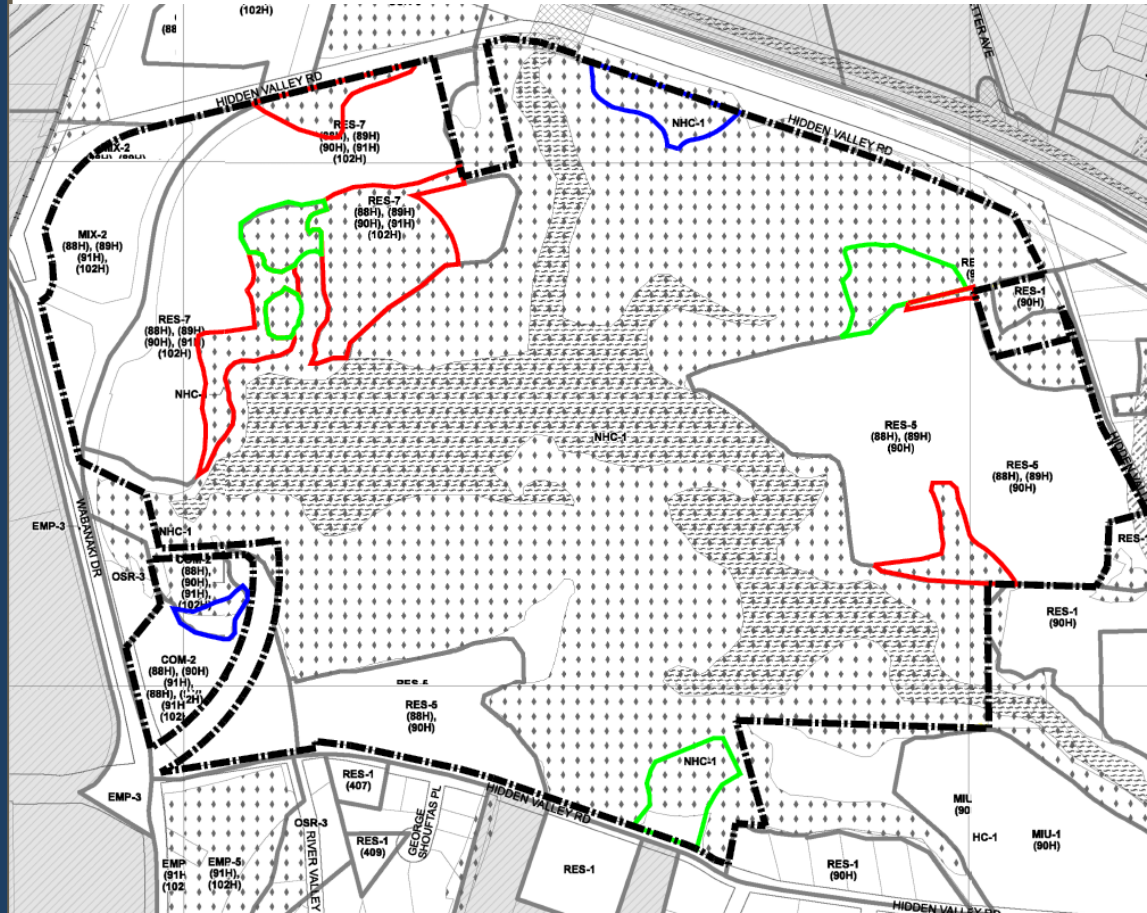
Remove Overlays
outside of NHC
Zone



Rezone as
Residential Area
and Remove
Overlay



Rezone as
Commercial and
Remove Overlay
Zone

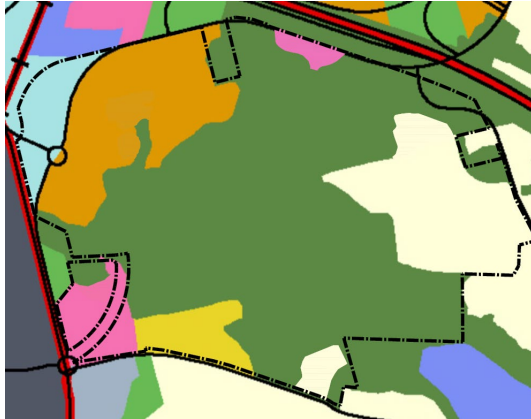


CONCLUSIONS

- Proposed modifications are based on detailed study and analysis, some of which are agreed to with City consultants
- Modifications support the City's objectives identified in the staff report on providing lands for future housing and jobs through additional residential lands and commercial lands

Request Committee provide direction to staff to modify Schedules based on requested modifications and be finalized as below:

Map 3



Map 6





THANK YOU!
QUESTIONS?