

**4.18 SPECIAL DEVELOPMENT AREA NO. 3 – PART LOT 34 CONCESSION A**

Notwithstanding any policies to the contrary, the future development of the SPECIAL DEVELOPMENT AREA NO. 3, being Part of Lot 34, Concession A, Registered Plan Number 28, is subject to the following policies:

- i) The uses within such areas shall be limited to those permitted in those land use category or categories which lie immediately adjacent to the Special Development Area No. 3 designation;
- ii) Such lands shall be managed in such a fashion as to complement adjacent uses of land and protect such adjacent uses from the adverse effects of erosion;
- iii) No erection of buildings or the placing or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted without the written consent of the Conservation Authority having jurisdiction in the area;
- iv) Where new development is proposed on a site, part or all of which is designated as SPECIAL DEVELOPMENT AREA NO. 3, then such land shall not necessarily be acceptable as part of the five percent dedication for open space under the *Planning Act*. All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Municipality;
- v) The boundaries of the SPECIAL DEVELOPMENT AREA NO. 3 areas shown on Schedule “A” shall be used as guides for the preparation of zoning by-law provisions which will implement the policies of this Plan. Appropriate building restrictions will be imposed upon all new development in such areas based upon the recommendations of the local Conservation Authority; and,
- vi) Prior to any approvals to development a study to demonstrate that development can be done safely to the satisfaction of the Municipality and the local Conservation Authority.