

KITCHENER DEPARTMENT OF PLANNING AND DEVELOPMENT

STAFF REPORT

A SECONDARY PLAN FOR THE HIDDEN VALLEY INDUSTRIAL COMMUNITY

- CONSOLIDATION -
October 18, 1988

PD 66/81

Approved by Kitchener Council:
Approved by Regional Council:

October 19, 1981

Amending Reports:

* PD 39/87

Approved by Kitchener Council:
Approved by Regional Council:

July 20, 1987

TABLE OF CONTENTS

1. SUBJECT
2. INTRODUCTION
3. RECOMMENDATIONS
 - 3.1 Conformity, Interpretation and Implementation
 - 3.2 Staging of Development
 - 3.3 Transportation
 - 3.4 Open Space and Environmental Concerns
 - 3.5 Services and Utilities
 - 3.6 Storm Water Management
 - 3.7 Industrial Designations
 - 3.8 Noise

MAPS

- | | | |
|-------|---|---|
| MAP 1 | - | THE HIDDEN VALLEY INDUSTRIAL SECONDARY PLAN |
| Map 2 | - | OFFICIAL PLAN DESIGNATIONS |
| Map 3 | - | PROPERTY OWNERSHIP AND POTENTIAL LAND EXCHANGES |
| Map 4 | - | SERVICES AND UTILITIES |
| Map 5 | - | ENVIRONMENTAL FEATURES |
| Map 6 | - | ESPA BOUNDARIES |
| Map 7 | - | ENVIRONMENTAL OVERVIEW OF THE NORTHERN WOODLOT |

This document contains a consolidation of original Secondary Plan policies and subsequent revisions approved by Council affecting Hidden Valley.

For background and supporting documentation, refer to the following reports available in the Department of Planning and Development:

PD 66/81
PD 39/87

STAFF REPORT

PD 180/88
October 18, 1988

1. SUBJECT

A Secondary Plan for the Hidden Valley Industrial Community

2. INTRODUCTION

"Hidden Valley" comprises approximately 212 hectares of land bounded by Kitchener's Industrial Basin, Highway 8 and the Grand River. It is a scenic area, centred around the pond, esker and wooded areas of Environmentally Sensitive Policy Area 27 - Hidden Valley/Bird Ridge.

This area has remained largely undeveloped, except for some large lot residential development along the southern and eastern portions of Hidden Valley Road. A limited amount of agricultural activity has taken place and there is one abandoned gravel pit in this area.

Over the past 15 years, several proposals have been made for residential development of the area. These proposals have, however, been hampered by servicing constraints and environmental concerns. Following the purchase of approximately 85 hectares of land in Hidden Valley by Major Holdings and Developments Limited in 1978, Major Holdings approached the City of Kitchener regarding an "industrial alternative" for the northerly portion of the area. This industrial proposal recognized that industrial development of the lands north of Environmentally Sensitive Policy Area # 27 would provide a logical easterly extension of Kitchener's industrial basin, would be a means of accommodating the City's growing need for serviced industrial land and would provide a more suitable form of development than residential uses between existing industries and Highway 8.

This Industrial Secondary Plan and the accompanying Official Plan Amendment No. 12 cover approximately 40 hectares of land, the majority of which is under single ownership. The purpose of this Industrial Secondary Plan is to provide for the planned development of industrial land uses in the 40 hectare area of Hidden Valley north of the future extension of River Road. It is also to protect Environmental Sensitive Policy Area 27, and existing and future residential development in Hidden Valley from any adverse impacts of this development.

A Residential Secondary Plan will be undertaken prior to the development of lands in Hidden Valley south of the proposed extension of River Road.

3. RECOMMENDATIONS

The following principles will guide the development of the Hidden Valley Industrial Community, and 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 Industrial Secondary Plan shall, in all respects, conform to the Official Plan for the City of Kitchener and to the Regional Official Policies Plan. It shall also conform to and reflect all applicable development and implementation policies and standards of the City of Kitchener.
- 3.1.2 That the eastern, northern and western branches of Hidden Valley Creek be named Hidden Valley East Creek, Hidden Valley North Creek and Hidden Valley West Creek respectively as shown on Map 5.
- 3.1.3 That any alteration or filling of a watercourse or floodplain will require Fill, Construction and Alteration to Waterway Permits from the Grand River Conservation Authority and may require permits from the Ministry of Natural Resources under the Lakes and Rivers Improvement Act.
- 3.1.4 That, Kitchener City Council request Regional Council to revise its resolution of August 21, 1980 stating "that no further development be considered in the Hidden Valley area until a secondary plan has been approved". It is recognized that separate Industrial and Residential Secondary Plans may be undertaken, provided that adequate protection is afforded through this Secondary Plan to existing and future residential areas south of the River Road Extension.

3.2 Staging of Development

- 3.2.1 Notwithstanding the Business Park designation within the Hidden Valley Business Park, excluding approximately 3.2 hectares located at the intersection of the River Road - Goodrich Drive Extension with Hidden Valley Road, referred to as Site "A", and previously designated Industrial by Official Plan Amendment No. 3; all industrial and business uses shall be withheld from development until such time as either Goodrich Drive - River Road Extension has been completed with a full interchange with Highway No. 8 or until a road has been constructed linking Hidden Valley Road with Fairway Road South. Any such road intersecting with Fairway Road South shall be subject to a detailed engineering study and require the approval of the Regional Municipality of Waterloo. The implementing Zoning By-law for this part of Hidden Valley Business Park shall apply a holding symbol described in Section 35 of The Planning Act, 1983, and until one of the new road accesses to this area, as set out above, has been completed, the holding symbol shall remain and the only uses permitted on the lands while the holding symbol is in effect are: existing residential; religious institution; veterinary services; garden centre or nursery; farm, or agricultural uses; and other uses normally associated with, or accessory to, such uses.

3.3 Transportation

- 3.3.1 That the alignment of the River Road Extension be established by the approved recommendations of the "River Road Extension Route Location and Feasibility Study" undertaken under the direction of the Regional Municipality of Waterloo. The approval of this alignment meets Regional requirements regarding environmental impact assessment as it is based upon and approved in accordance with the "Hidden Valley Community Environmental Impact Statement" (December, 1980) undertaken by Limnoterra and approved as part of the "River Road Extension Route Location and Feasibility Study".
- 3.3.2 That the River Road Extension be designated as a Primary Road and assumed by by-law as a Regional Road, and named Goodrich Drive.
- 3.3.3 That Road No. 1 as shown on Map 1 be designated as a Local Road.
- 3.3.4 That the right-of-way for the River Road Extension be a basic width of 30 metres with a 40 metre width in the section between the 2 points where Road No. 1 intersects with River Road Extension for an ultimate construction of four lanes with auxilliary lanes where required. That the first phase be a two-lane road with auxilliary lanes where required. That Road No. 1 be a basic width of 20 metres, with provision made for the continuation of the community trail link on that section of Road No. 1 between North Creek and the H.E.P.C. right-of-way.
- 3.3.5 That the approved alignment of the River Road Extension make provision for the ultimate construction of a full Parclo AB configuration interchange, with a bridge structure crossing Highway 8.
- 3.3.6 That during the construction of the River Road Extension every effort be made to preserve and protect the boundary of Environmentally Sensitive Policy Area 27 as set out in the Environmental Impact Statement. Mitigative action will be undertaken in accordance with the recommendations contained in the "Hidden Valley Community Environmental Impact Statement" (December, 1980) undertaken by Limnoterra and approved as part of the "River Road Extension Route Location and Feasibility Study".
- 3.3.7 That the road pattern in Hidden Valley be designed to encourage the separation of industrial and residential traffic. That this be done, in part, through the posting of signs, through the construction of two temporary intersections of Hidden Valley Road with the River Road Extension as shown on Map 1, and through the monitoring of traffic on Hidden Valley Road to determine whether additional measures should be taken. The temporary intersections will be designed to strongly discourage truck traffic along Hidden Valley Road.

- 3.3.8 That the westerly intersection of Hidden Valley Road and River Road be incorporated with the proposed extension of Wabanaki Drive, as shown on Map 1, in order to provide existing residents with a second means of access to Wilson Avenue. That, at such time as traffic conditions warrant, Wabanaki Drive be brought up to a standard suitable to the Kitchener Department of Public Works, and be paid for by the City of Kitchener with 40% of the costs to come from the Lot Levy fund.
- 3.3.9 That, with the exception of Site A, .3 metre reserves be established and conveyed to the Region along both sides of the River Road Extension within the right-of-way, with the exception of the locations at which Hidden Valley Road and Wabanaki Drive intersect, and the two points at which Road No. 1 will intersect.
- 3.3.10 That portions of the .3 metre reserve be lifted to permit up to 4 industrial access points on the north side of the River Road Extension. Up to two of these access points will be permitted to serve Site "A". As well, two access points consistent with traffic safety standards will be permitted between the eastern and western intersections of Road No. 1 and the River Road Extension. These access points will be located a minimum distance of 100 metres from the western intersection of River Road and Road No. 1, a minimum distance of 200 metres from the eastern intersection of these roads and a minimum of 90 metres apart. Shared access points between 2 or more industries will be encouraged.
- 3.3.11 That where possible, the existing alignment of Hidden Valley Road north of the River Road Extension will be upgraded to City of Kitchener Standards by the developer and will be incorporated into the alignment of Road No. 1 as shown on Maps 1 and 3. The remaining portions of Hidden Valley Road will be closed by by-law and sold to abutting landowners, or incorporated into land exchanges with abutting owners subject to arrangements being made for protection or relocation of existing utilities. Further, a portion of the present Hidden Valley Road right-of-way adjacent to the H.E.P.C. transformers abutting the C.P. Railway will be retained for access to the transformer station and continuation of the community trail.
- 3.3.12 That the use of public transportation be recognized as an essential service and that the feasibility and desirability of internal walkways be reviewed at the time of site plan approval to facilitate access to transit routes.
- 3.3.13 That a community trail system be integrated into the open space network of the Industrial Community as shown in a conceptual manner on Map 1. Further, that the trail system be designed in a manner which will encourage the preservation of woodlot and wetland areas.

3.3.14 That the River Road Extension between Highway 8 and Goodrich Drive be paid for by a cost sharing agreement between the developer and the Regional Municipality of Waterloo. Should the developer wish to construct the interchange at River Road and Highway 8 after six-laning of Highway 8 between Fairway Road and the Highway 8 by-pass, but prior to the timing agreed upon by the Regional Municipality of Waterloo and the Ministry of Transportation and Communications, it will be solely at the developer's cost. The City of Kitchener will pay for the cost of any pedestrian crossing or underpass of River Road which may be undertaken as part of the linked open space system and necessary sidewalks along River Road.

3.3.15 That the construction of Road No. 1, including bringing the necessary portion of Hidden Valley Road north of River Road Extension up to City of Kitchener standards be the responsibility of the developer.

3.4 Open Space and Environmental Concerns

3.4.1 That throughout the development of the Hidden Valley Industrial Community, ecologically sensitive and natural areas will be protected to the greatest degree possible. Specifically, Environmentally Sensitive Policy Area 27 (Hidden Valley/Bird Ridge) to the south of the River Road Extension be preserved as open space in accordance with the approved "Hidden Valley Community Environmental Impact Study" (December, 1980) undertaken by Limnoterra as part of the "River Road Extension Route Location and Feasibility Study" as well as in accordance with any approved environmental impact studies undertaken as part of the Hidden Valley Residential Secondary Plan process.

3.4.2 That provision be made for the integration of open space linkages into the Industrial Community in keeping with Policy IV.8 (ix) of the Kitchener Official Plan, which states:

"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. right-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 the Five Year Capital Forecast to implement this system. It will also seek funds from other levels of government."

Accordingly, community trails, shown in a conceptual manner on Map 1, will be implemented by the City.

3.4.3 That all lands below the Regional Floodline of Hidden Valley North Creek or a 30.5 metre width, whichever is the greater, be dedicated to the City of Kitchener, and retained as a City Ecologically Significant Area.

- 3.4.4 That a parcel of land approximately .85 hectares in size, located to the east of North Creek and comprised of a wood knoll containing a mixed hardwood bush, be acquired by the City of Kitchener through purchase and/or land exchange with the developer. The exact area and location to be determined by an Ecological Study prior to Draft Subdivision Plan Approval.
- 3.4.5 That, in order to ensure the continued protection and preservation of Environmentally Sensitive Policy Area 27 south of the extension of River Road, approximately 23 hectares of land as shown on Map 3 will be dedicated to the City of Kitchener as part of the Plan of Subdivision for the Hidden Valley Industrial Community. It is recognized that this dedication of land does not determine the boundaries of ESPA 27. The northern boundary has been established through Amendment No. 12 to the Kitchener Official Plan in accordance with the approved "Hidden Valley Community Environmental Impact Study (December, 1980) undertaken by Limnoterra and approved as part of the "River Road Extension Route Location and Feasibility Study".

The remaining boundaries will be established through an Environmental Impact Statement undertaken as part of the preparation of the Hidden Valley Residential Secondary Plan and it is recognized that additional lands may be required to be dedicated through this process. As well, it is recognized that this dedication will influence the amount of parkland dedication within the Hidden Valley Residential Secondary Plan and that the amount of this dedication will be determined in relation to the residential densities in this area.

- 3.4.6 That, prior to final subdivision approval, a preliminary grading plan will be submitted showing treed areas to be removed for servicing and mass grading and the methods by which those areas with trees worth saving as noted on Maps 5 and 7, and defined in Policy 3.4.4, will be retained. Prior to grading, treed areas to be retained will be protected and work zones maintained with snow fences to the satisfaction of the Department of Planning and Development.
- 3.4.7 That prior to grading on any site, a storm water management plan be prepared to show how peak flows will be controlled, ground water access to the wetlands will be maintained and the quality of storm water run-off will be enhanced. If the water management plan requires the channeling or storing of water in ESPA 27, an Environmental Impact Statement will be required.
- 3.4.8 That prior to grading on any site, the developers prepare plans to illustrate how silt and topsoil will be prevented from entering any creek, pond or other water body. That those plans be submitted to and approved by the Grand River Conservation Authority, and implemented during the grading and construction process. Where vegetation is removed, replanting for erosion control and protection of water quality will be done promptly. Where mitigative measures pertain to the Environmentally Sensitive Policy Area, they will be set out as part of the Environmental Impact Statement.

3.4.9 That developers be required to take all practical steps to prevent erosion by wind subject to the satisfaction of the Department of Public Works for the City of Kitchener.

3.4.10 That, prior to the beginning of grading, a temporary fence be installed along the northern boundaries of Environmental Sensitive Policy Area 27 with signs placed every 45 metres (150 feet) stating that there will be no dumping of fill within the enclosed area. That North Creek be protected from disturbance by machinery.

3.5 Services and Utilities

3.5.1 That the Hidden Valley Industrial Community be serviced by a sewage pumping station located in the vicinity of River Road and Hidden Valley North Creek, as shown conceptually on Map 4.

3.5.2 That the River Road Sewage Pumping Station be connected by forcemain to a connection with the proposed extension of the Wabanaki Drive Trunk Sewer, as shown on Map 4.

3.5.3 That the Wabanaki Drive Trunk Sanitary Sewer be extended easterly approximately 1524 metres, from west of Wilson Avenue to an outlet near Goodrich Drive to connect with this forcemain. The sizing of this trunk sewer extension will be sufficient to accommodate all lands within the Hidden Valley Industrial Secondary Plan as well as lands along Wabanaki Drive.

3.5.4 That, in accordance with the April 20, 1976 resolution of Kitchener City Council, the cost of the proposed sewage pumping stations, forcemain and sewer outlet on Wabanaki Drive be paid for by the developer.

3.5.5 That water supply for the Hidden Valley Industrial Community be initially accommodated by extending the existing 12 inch main on Goodrich Drive along the River Road Extension as shown on Map 4. The City of Kitchener may subsequently extend this main across Highway 8 to King Street East. That a 12 inch main be extending along Road No. 1 as shown on Map 4, with a connection made across the C.P.R. to Fairway Road in order to provide supply from two directions as industrial development occurs. That the costs of watermain extensions be paid for by the developer, with the following two exceptions:

- That the City of Kitchener share in the cost of the construction of the 12 inch main between Fairway Road and Road No. 1, crossing the C.N.R.; and
- That if Wabanaki Drive between Manitou Road and Goodrich Drive is selected as the route for an 18" Regional watermain, the City of Kitchener request that the Regional Municipality of Waterloo assume the costs of oversizing along Wabanaki Drive and the River Road Extension.

- 3.5.6 That any industry using in excess of .40 l/sec/ha. of lot area will be considered a high water user. In the event that such an industry chooses to locate in this area, Regional staff will report to Regional Council on the implications to water supply and waste water treatment systems in an attempt to discourage such development.
- 3.5.7 That electrical power be provided to the Hidden Valley Industrial Area through the construction of a new duct distribution feeder system from Kitchener-Wilmot Hydro No. 3 Transformer Station. The construction of this permanent duct feeder system will be paid for by the Kitchener Wilmot Public Utilities Commission. Site A, shown on Map 4 can, however, be provided with electricity through existing hydro facilities in the area.

3.6 Storm Water Management

- 3.6.1 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 Industrial 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 is channeled into an Environmentally Sensitive Policy Area.
- 3.6.2 That the use of walkways and open space links within this Community as a part of the storm water system be considered if it is found to be physically and economically practical.

3.7 Industrial Designations

- 3.7.1 That in order to protect existing and future residential areas from adverse effects of industrial development, "Industrial" uses in Hidden Valley with the exception of Site A will be buffered from existing and future residential development. This buffering will be by means of building setback, berming, land use, open space and landscaped screening. Notwithstanding the Business Park designation within the Hidden Valley Business Park, excluding approximately 3.2 hectares located at the intersection of the River Road - Goodrich Drive Extension with Hidden Valley Road, referred to as Site "A", and previously designated industrial by Official Plan Amendment No. 3; truck transport terminal shall not be permitted and all remaining industrial and business uses shall be withheld from development until such time

as either the Goodrich Drive - River Road Extension has been completed with a full interchange with Highway No. 8 or until a road has been constructed linking Hidden Valley Road with Fairway Road South. 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. The implementing zoning by-law for this part of Hidden Valley Business Park shall apply a holding symbol described in Section 35 of the Planning Act, 1983, and until one of the new road accesses to this area, as set out above, has been completed, the holding symbol shall remain and the only uses permitted on the lands while the holding symbol is in effect are: existing residential; religious institutions; veterinary services; garden centre or nursery; farm, or agricultural uses; and other uses normally associated with or accessory to, such uses.

- 3.7.2 That the visual amenities of the existing woodlot and the visibility of Hidden Valley from Highway 8 at the entrance to downtown Kitchener are recognized as providing a unique opportunity for prestige industrial development and have therefore been designated "Business Park Service Centre".
- 3.7.3 That as many trees as possible be preserved within the "Business Park Service Centre" designation in order to enhance the aesthetic appearance of development in this area. Various parking alternatives, including underground parking, will be explored in order to preserve wooded areas. These will be detailed at the site planning stage.
- 3.7.4 That the Hidden Valley Industrial Community be developed in accordance with the provisions of the "Industrial" component of the City of Kitchener Comprehensive Zoning By-law 85-1 and specifically, in accordance with the provisions of the Business Park (B-1), Restricted Business Park (B-2) and Business Park Service Centre (B-3) Zones and, the restrictions specified in Policy 3.7.1 of this Plan. A high standard of building design and landscaping will be encouraged.
- 3.8 Noise
- 3.8.1 That Highway 8 and the proposed River Road Extension be recognized as major traffic corridors generating significant noise pollution.
- 3.8.2 That, if required by the Regional Municipality of Waterloo, site planning, acoustical barriers, architectural design and building construction features be utilized in attenuating noise impact.

HIDDEN VALLEY INDUSTRIAL SECONDARY PLAN

Map I

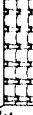
Secondary Plan

LEGEND

..... SECONDARY PLAN BOUNDARY

 BUSINESS PARK

 RESTRICTED BUSINESS PARK

 BUSINESS PARK SERVICE CENTRE

 OPEN SPACE

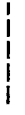
 HAZARD LAND

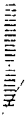
 TRUNK ROAD

 PRIMARY ROAD

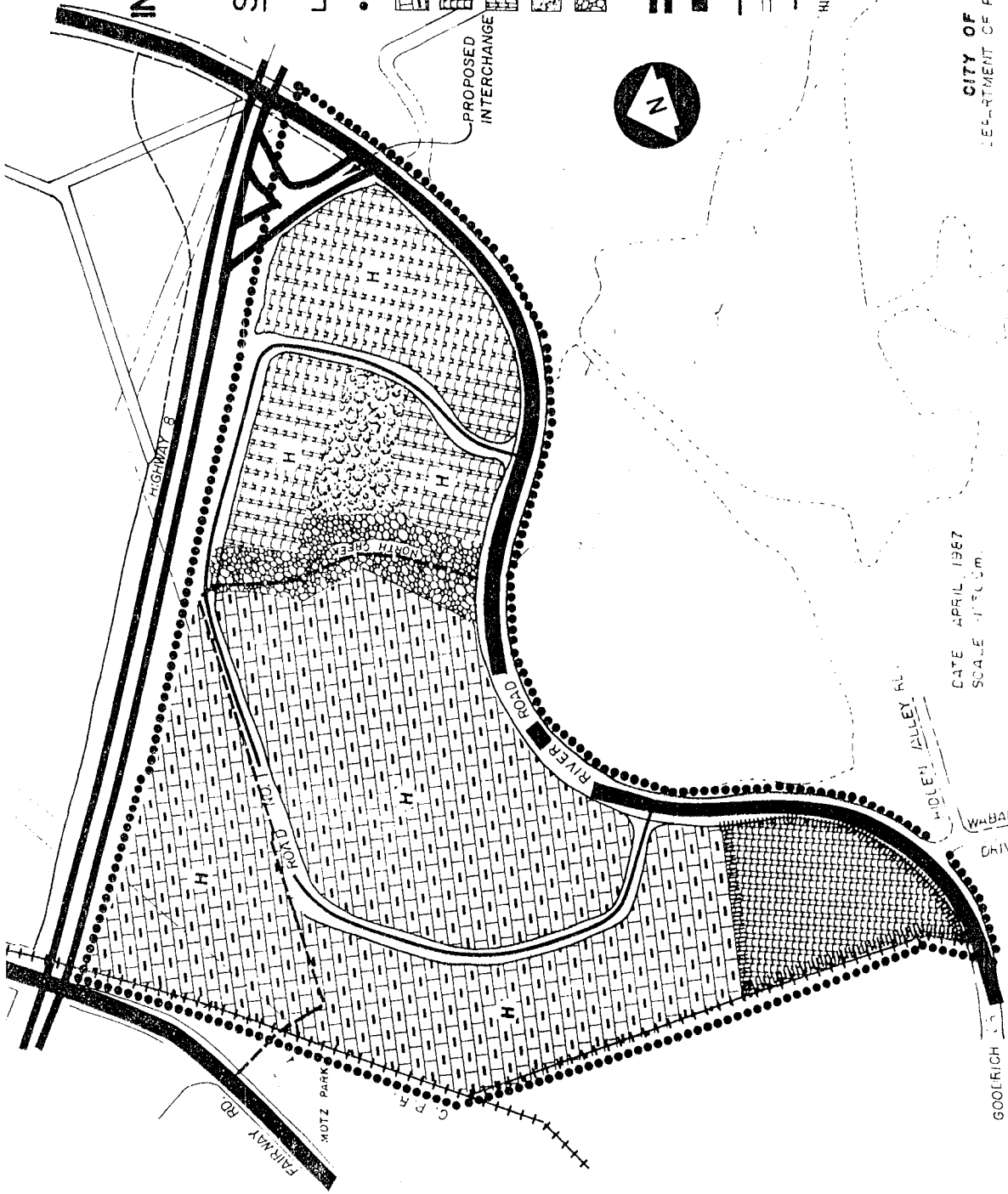
 LOCAL ROAD

 PROPOSED TEMPORARY INTERSECTIONS OF RIVER RD. WITH HIDDEN VALLEY RD.

 COMMUNITY TRAILS

 LIMIT OF "SITE A"

H - AREA SUBJECT TO HOLDING PROVISION



CITY OF KITCHENER
DEPARTMENT OF PLANNING & DEVELOPMENT

DATE: APRIL 1987
SCALE: 1" = 500m

WABANAKI DRIVE

GOOEY RD

FAIRMAY RD

MOTZ PARK

C.P.R.

RIVER RD

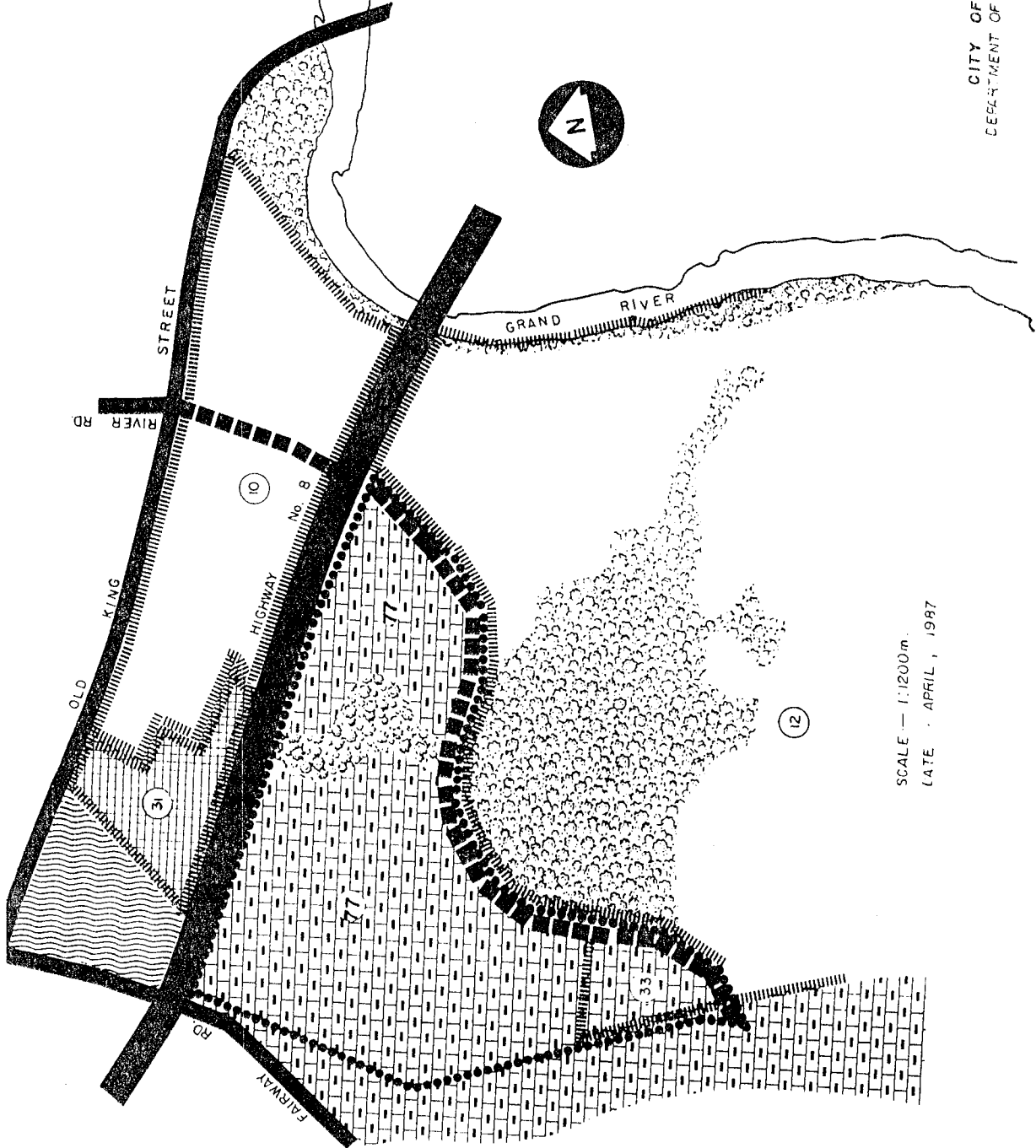
HIDDEN VALLEY RD

HIDDEN VALLEY INDUSTRIAL SECONDARY PLAN

Map 2

Official Plan Designations

LEGEND	SECONDARY PLAN BOUNDARY
	SERVICE COMMERCIAL
	LOW DENSITY RESIDENTIAL
	MAJOR OPEN SPACE
	BUSINESS PARK
	TRUNK ROAD
	PRIMARY ROAD
	PROPOSED PRIMARY ROAD
	POLICIES FOR SPECIFIC AREAS



SCALE — 1:1200m.
LATE APRIL, 1987

CITY OF KITCHENER
DEPARTMENT OF PLANNING & DEVELOPMENT
M.L.A.

INDUSTRIAL SECONDARY PLAN

Map 3

Property Ownership and Potential Land Exchanges

OWNERSHIP

①	259969 HOLDINGS LTD	62.0	ha.
②	CITY OF KITCHENER	9.4	ha
③	ONTARIO HYDRO	.8	ha
④	A. I. ROSENBERG	3.9	ha
⑤	P. HENNESSY	.8	ha
⑥	A. T. RAND	.5	ha

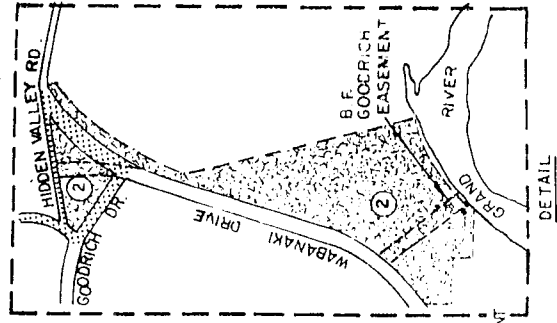
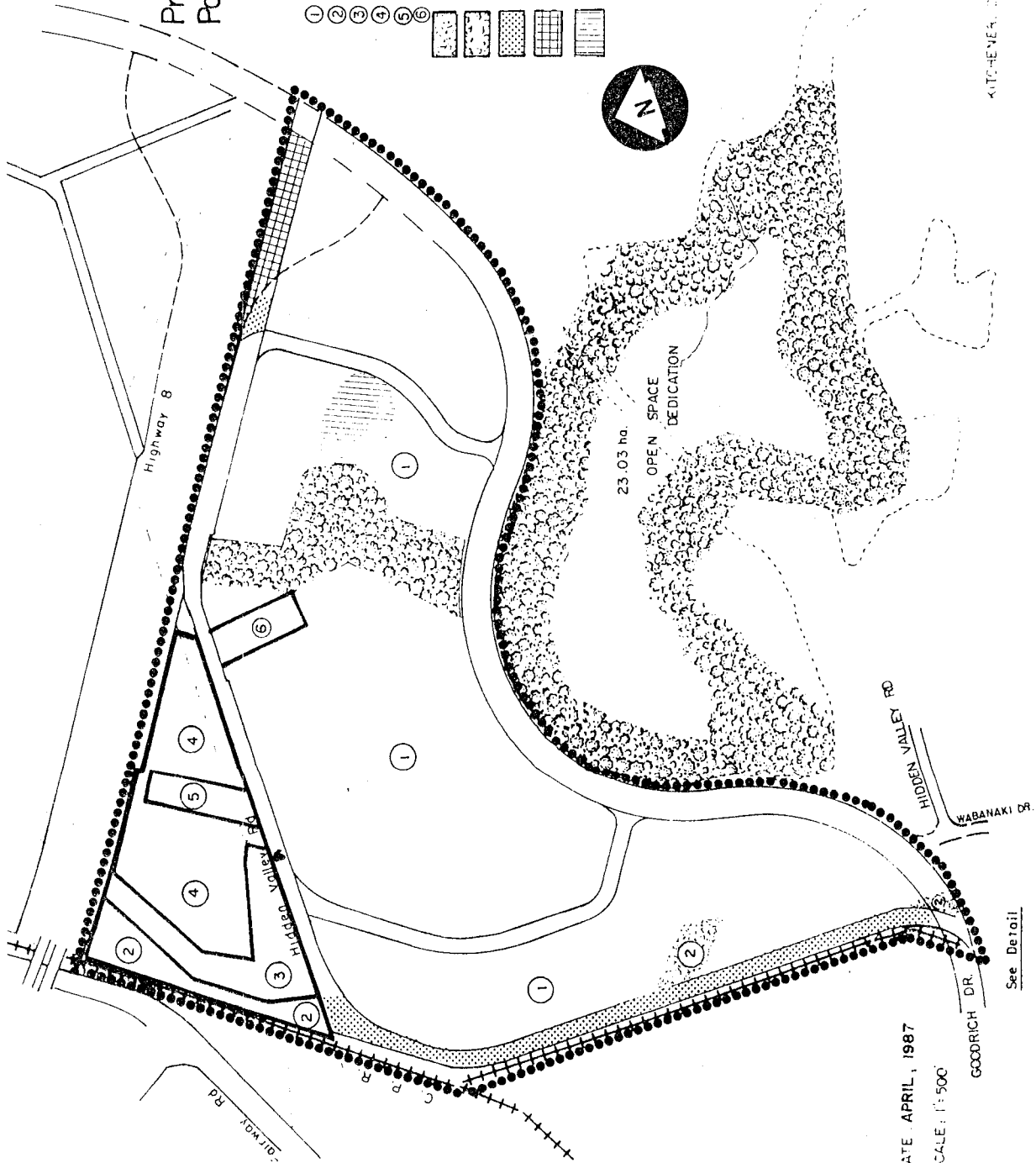
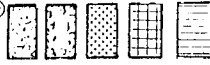
City owned lands for possible land exchange

Lands to be dedicated to the City of Kitchener

Portions of roads to be closed and disposed of.

Incorporated in interchange

Land to be acquired for Park



KITCHENER, DEPT. OF PLANNING AND DEVELOPMENT

See Detail

DATE: APRIL, 1987

SCALE: 1" = 500'

HIDDEN VALLEY INDUSTRIAL SECONDARY PLAN

Map 4

Services and Utilities

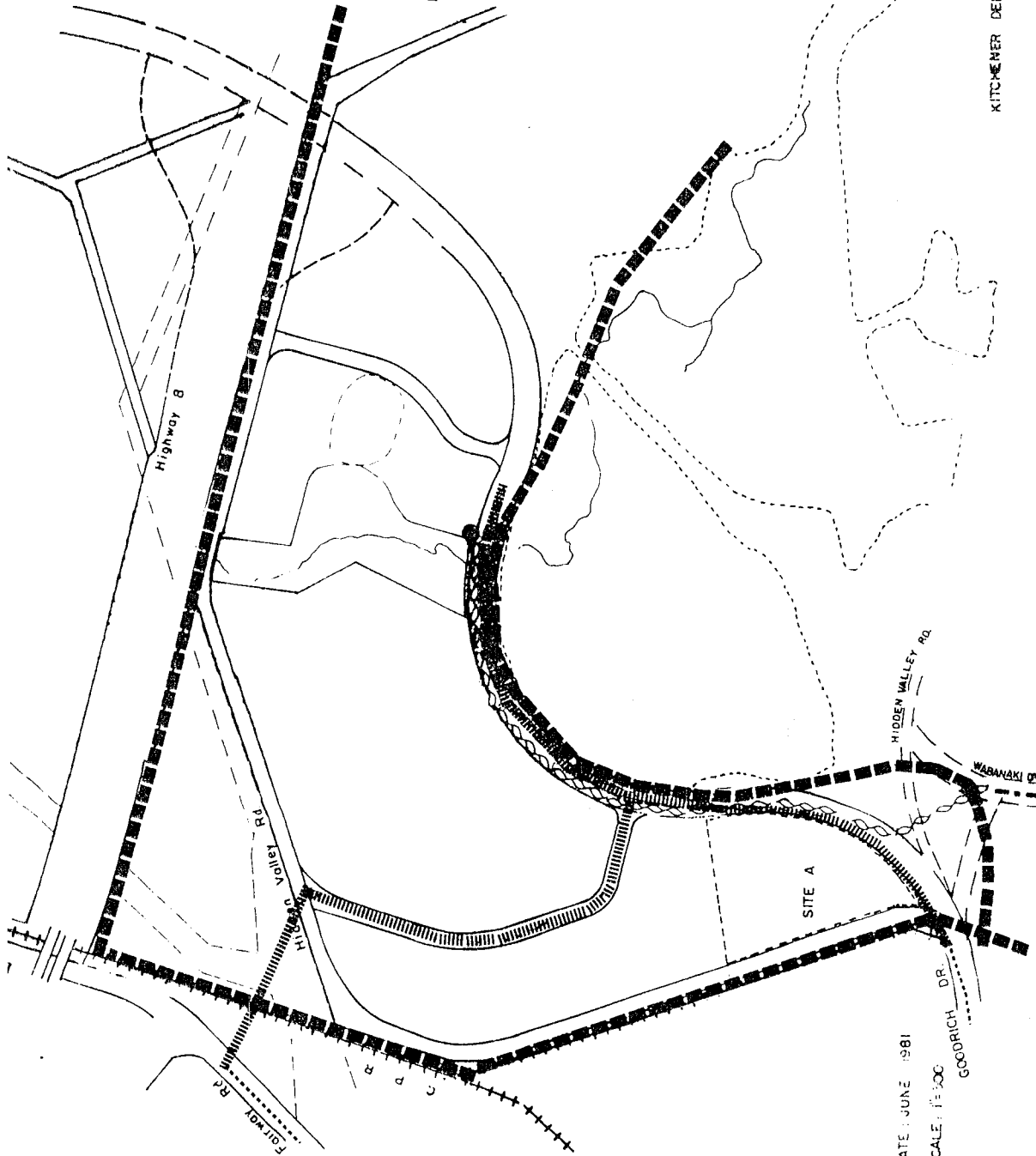
LEGEND

WATER SUPPLY

- EXISTING TRUNK MAINS
- ||||||| PROPOSED TRUNK MAINS

SANITARY SEWAGE

- ===== DRAINAGE AREA BOUNDARY
- - - - - PROPOSED TRUNK SEWERS
- PROPOSED PUMPING STATION
- ~~~~~ PROPOSED FORCEMAIN



DATE: JUNE 1981

SCALE: 1"=500'

KITCHENER DEPT OF PLANNING AND DEVELOPMENT

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HIDDEN VALLEY

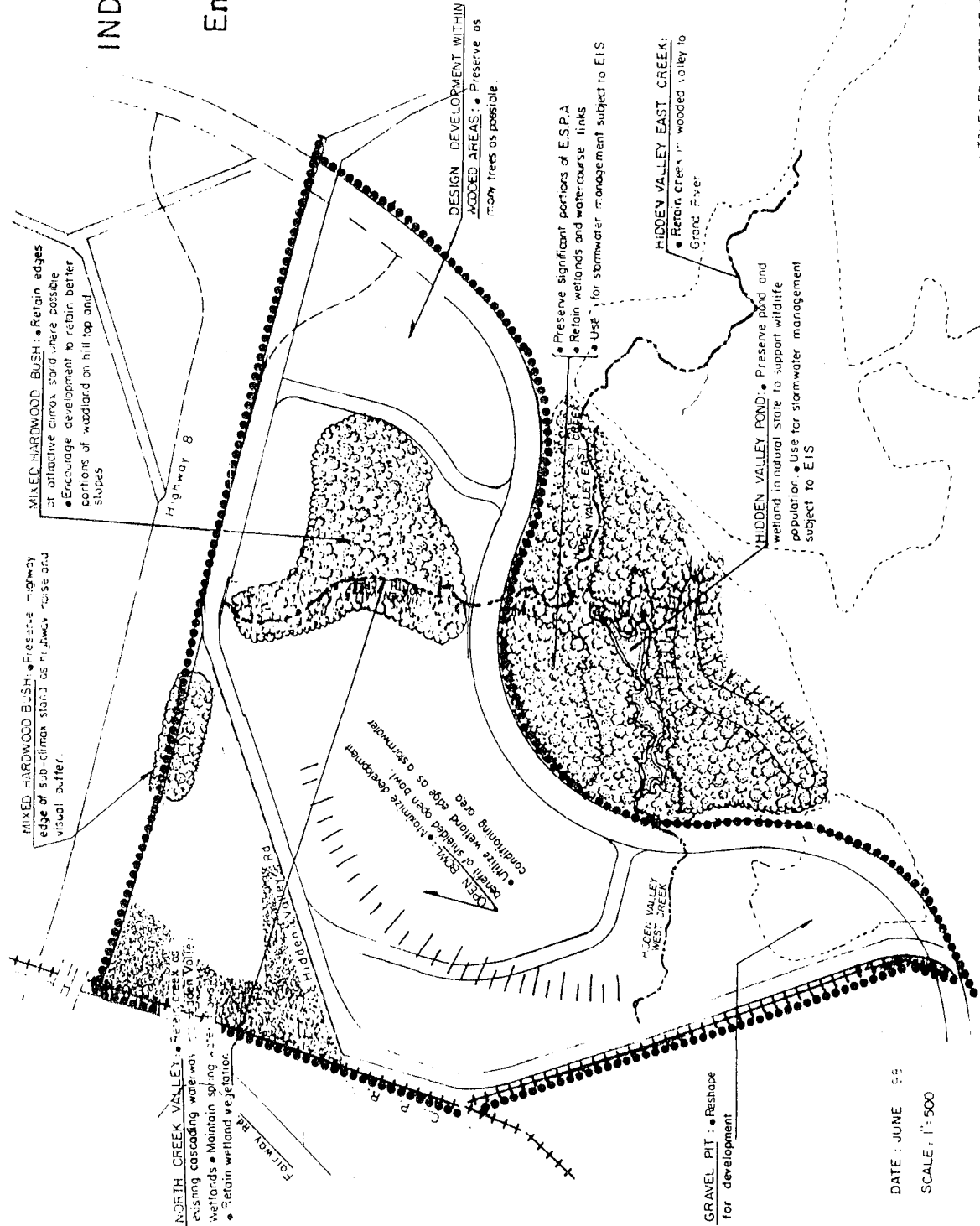
INDUSTRIAL SECONDARY PLAN

Map 5

Environmental Features

LEGEND

-  PARK & H.E.P.C. RIGHT OF WAY.
-  TREED AREAS TO BE RETAINED
(Subject to Policy 3 & 4 of this Plan)
-  CREEK
-  POND
-  STEEP SLOPES
-  SECONDARY PLAN BOUNDARY



KITCHENER, DEPT OF PLANNING AND DEVELOPMENT

mec

DATE: JUNE 95

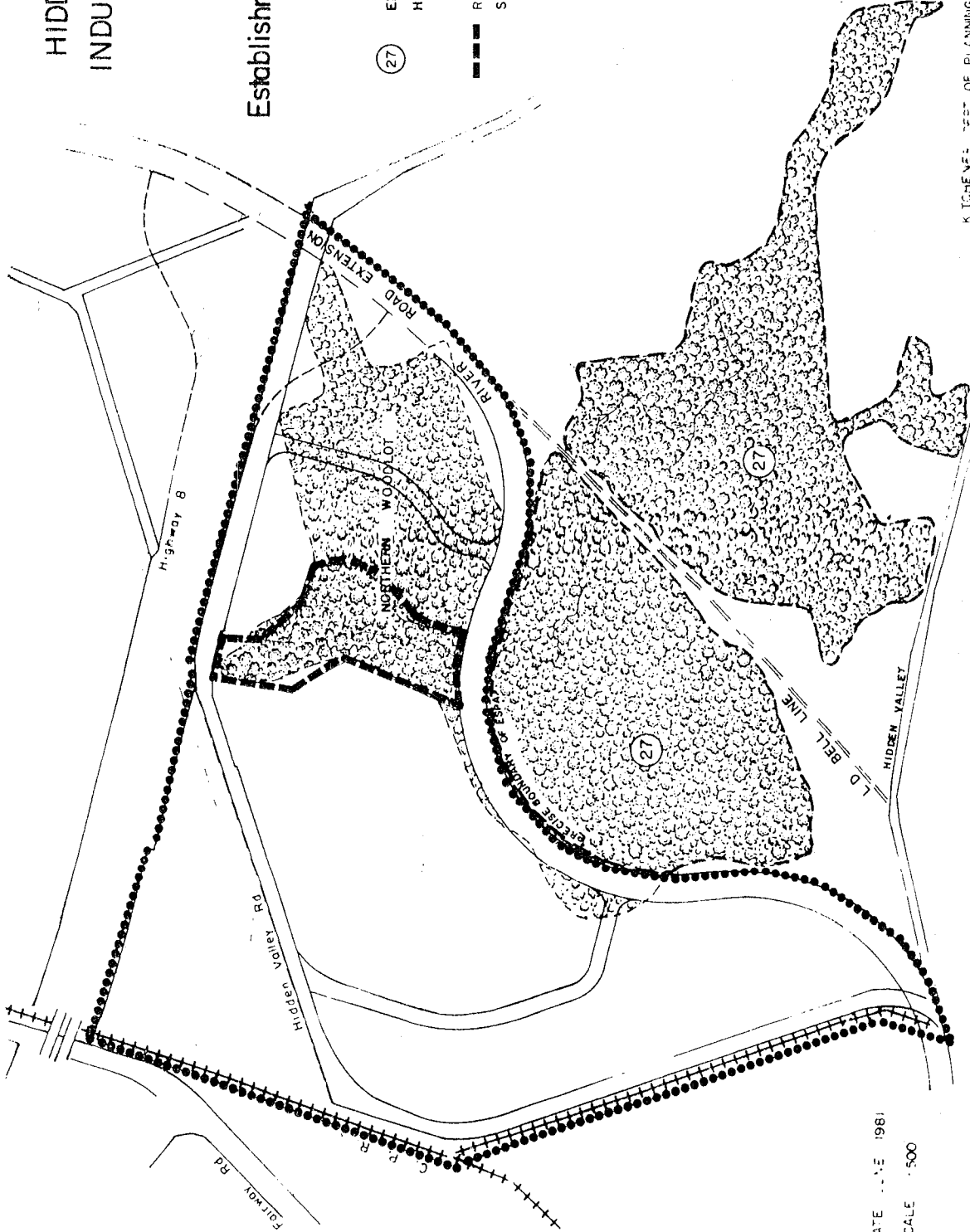
SCALE: 1" = 500'

HIDDEN VALLEY INDUSTRIAL SECONDARY PLAN

Map 6

Establishment of Boundary of ESPA 27

- (27) ENVIRONMENTALLY SENSITIVE POLICY AREA 27
- HIDDEN VALLEY / BIRD RIDGE
- REVISED BOUNDARY OF ECOLOGICALLY SIGNIFICANT AREA



DATE MAY 1981
SCALE 1:500

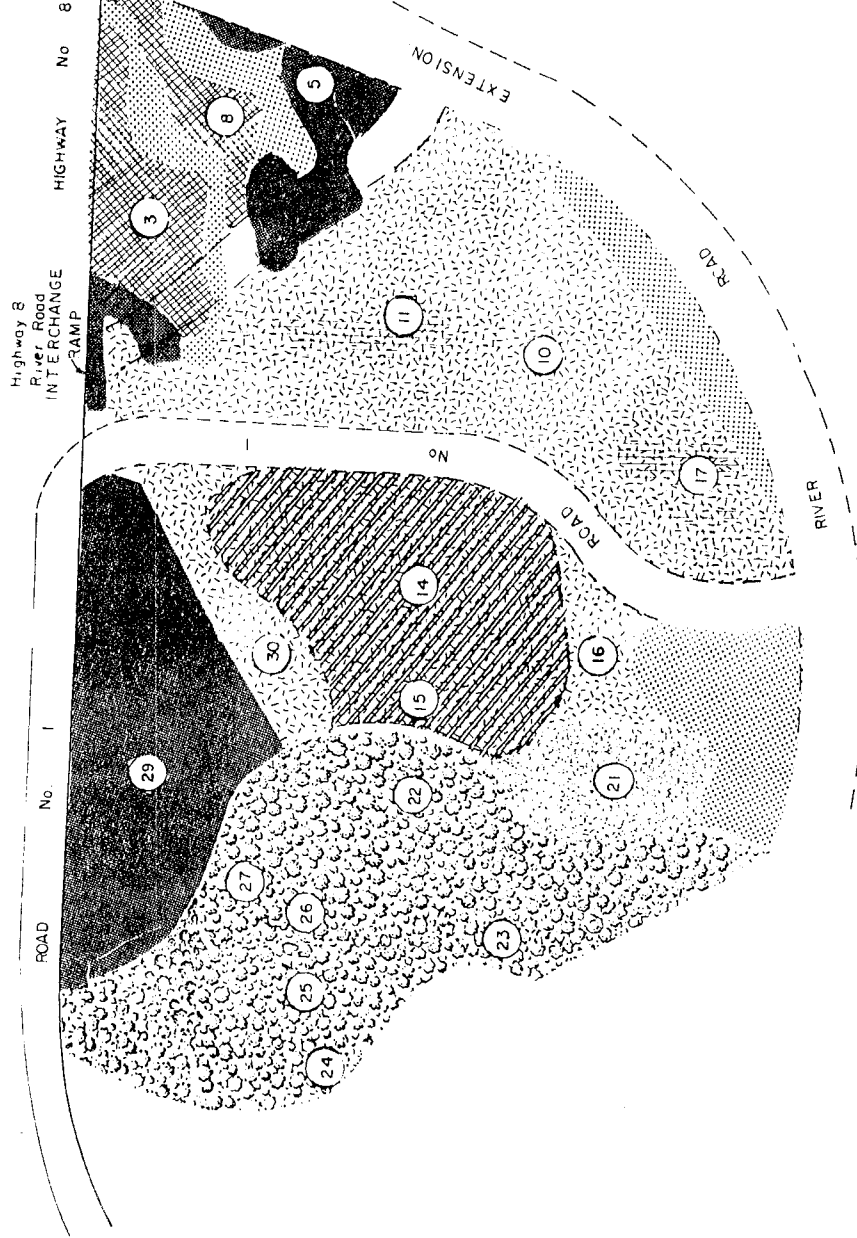
KITCHENER: DEPT. OF PLANNING AND DEVELOPMENT

mec

HIDDEN VALLEY INDUSTRIAL SECONDARY PLAN

Map 7

Environmental Overview of Northern Woodlot



- No Trees
- Flood Plain of North Creek to be dedicated as Open Space
- Dry Areas - Apple, Ash, Aspen & Hawthorne - early successional species - trees not worth saving
- Treed Wetlands - Trees not worth saving
- Sugar Maple woodlot - many trees worth saving
- Central Deciduous woodlot - Trees generally large and well spaced aesthetically pleasing - contains trees worth saving
- General Location of Wooded Knoll
- Higher, well drained soils - Trees worth saving

SCALE:
DATE:

KITCHENER, DPT. OF PLANNING AND DEVELOPMENT

mec