

## **B3.14 SPECIAL STUDY AREAS**

### **B3.14.1 Objectives**

It is the intent of this Plan to:

- identify Special Study Areas where further review and analysis is required prior to development proceeding; and,
- allow for the continued, interim use of these lands provided any use, buildings or structures are constructed and located in a manner, which would not adversely affect the long-term *development* of the lands.

### **B3.14.2 Location**

The Special Study Area overlay designation as shown on Schedule A to this Plan applies to those lands adjacent to Old Lakeshore Road bounded by Highway 26 to north, the toe of the escarpment to the south and Camperdown Road to the west.

### **B3.14.3 Permitted uses**

Permitted uses on lands designated Special Study Area are limited to those uses that currently exist or are permitted by the Zoning By-law. Upon completion of the Study, the lands may be used in accordance with the underlying designation and/or new designations(s) and policies that may apply.

### **B3.14.4 Land Use Policies**

Prior to development requiring Planning Act approval proceeding on these lands, the Town or private proponent(s) shall undertake a Community or Neighbourhood Plan in accordance with Section B3.13.5.

Once a community or Neighbourhood Plan has been prepared to the satisfaction of Council, development by Plans of Subdivision or Condominium and site planning approval for individual properties may proceed through the plan process.