

Theme: Land Use Planning



Downtown Millbrook, in Cavan Monaghan.

Where Are We Now?

We use a system of Acts, plans and codes to formalize sustainable decision-making about land use. Where parks, schools and retail stores are located, and how they support each other in a sustainable manner, comes down to our ability to guide these land uses through various policies. At a rural scale, land use planning can guide whether an area will remain in agricultural use or revert to forest. In cottage areas, sustainable planning can direct lake management plans and shoreline protection areas. On a town or village scale, these laws and codes guide the design of buildings, streetscapes and the pedestrian realm. At a City scale, sustainable land use plans facilitate the location of industry, downtown development, sustainable transit and transportation systems, and affordable housing. Planning policies are continuously adapted to reflect current trends and best practices. Sustainable land-use planning requires us to think ahead 25 to 50 years. Across the Greater Peterborough Area many Official Plans have at least a 25 year planning horizon.

The prime planning tool is the Official Plan. Official Plans govern land use planning matters in municipalities. In the Greater Peterborough Area, the County of Peterborough establishes its Official Plan which all townships must adhere to, though they are free to establish their own within its confines. The Townships of Cavan Monaghan, Douro-Dummer, Galway-Cavendish & Harvey, Havelock-Belmont-Methuen, and Otonabee-South Monaghan have established their own, while the Townships of Asphodel-Norwood, North Kawartha, and Smith-Ennismore-Lakefield have incorporated local policies into the County's Official Plan. Currently, the City of Peterborough is in the process of undertaking the five year review of its Official Plan – "Plan it Peterborough". Some of the natural environment is protected under Provincial planning legislation. Under the *Places to Grow Act*, the Government of Ontario has prepared a *Growth Plan for the Greater Golden Horseshoe*. Both the City and County of Peterborough fall under the jurisdiction of the *Growth Plan*, which provides growth management policy direction for all affected communities. In addition, part of the County of Peterborough, in the Township of Cavan Monaghan, is part of the *Oak Ridges Moraine* and its green space, farmland, forests, wetlands, and watersheds are afforded much protection under provincial legislation.

Where Do We Want to Be in 25 Years?

Our Goal: We will support the building of sustainable, healthy and diverse communities through planning policies and decisions that are developed and made in a transparent, open and accessible manner.

How Are We Going to Get There?

By following our *Strategic Directions*:

- Encourage land use planning that protects the unique urban and rural charms of our communities and balances the rural-urban interface.
- Support the creation of pedestrian-oriented communities that encompass all elements we need within our community.
- Encourage sustainable land use that considers the net environmental impacts.
- Place priority on brownfield redevelopment before greenfield development.
- Integrate current and future strategic and master plans with the Sustainable Peterborough Plan.

Priority Action

- Develop and implement neighbourhood design guidelines that ensure equal opportunities for all users – including pedestrians, cyclists, public transportation, and automobiles – relevant to both urban and rural areas.

Note: Greater details of the *Priority Actions* are outlined in Appendix A. Additional short- and long-term Actions are offered in the List of Potential Initiatives (Appendix B).

Toolbox Resources

- **Brownfield Redevelopment: Reduced Development Charges** – Encourage remediation of Brownfield sites by offering reduced development charges.
- **Community Improvement Plans (CIP)** – Develop and implement a CIP, which provides a means of planning and financing development activities that effectively use, reuse and restore lands, buildings and infrastructure.
- **Develop Green Building/Development Standards** – Develop and implement a set of local green building or development standards to encourage more sustainable building practices and techniques.
- **Sustainability Screening Process / Checklist** – Use *Strategic Directions* to create a checklist that can be used to assess projects.

Sustainability in Action

- The Township of Cavan Monaghan's draft Official Plan contains forward thinking policies on energy conservation, achieved through lot, building, and community design; the use of vegetation, facilities, and infrastructure layout; LEED building certifications; and mixed-use development.
- The Township of Smith-Ennismore-Lakefield is currently developing Community Improvement Plans for Lakefield, Bridgenorth, Ennismore, and Young's Point. Community Improvement Plans are used to provide incentives to stimulate private sector development in downtowns and village centres.
- The City of Peterborough is reviewing the Official Plan through the Plan it Peterborough process. The new Official Plan will be consistent with the significant changes in the Provincial land use planning system, such as the new Provincial Policy Statement (2005) that focuses on sustainability and the Growth Plan for the Greater Golden Horseshoe.

THEME: LAND USE PLANNING

Goal

We will support the building of sustainable, healthy and diverse communities through planning policies and decisions that are developed and made in a transparent, open and accessible manner.

Strategic Direction Supported

Support the creation of pedestrian-oriented communities that encompass all elements we need within our community.

Priority Action

Develop and implement neighbourhood design guidelines that ensure equal opportunities for all users – including pedestrians, cyclists, public transportation, and automobiles – relevant to both urban and rural areas.

Description

A return to high-density, mixed use neighbourhoods is becoming recognized as a best practice in planning. A movement known as *Complete Communities*, where the design of communities encompasses all the elements a community needs within the community is gaining prominence. A *Complete Community* includes great places to live, work, shop, and play including local access to options for food, transportation, housing, recreation, education, retail, and employment. Also important to communities are a variety of options to get around. *Complete Streets* policies place equal considerations in roadway design for pedestrians, cyclists, transit and private automobiles. This project would consist of the development of neighbourhood design guidelines based on the philosophies of *Complete Communities* and *Complete Streets* applicable to new development and redevelopment that encourage complete streets, high-density development, and mixed use. Separate guidelines, based on the same principles, would be suited for both rural areas and urban areas.

Results from this action will support *Strategic Directions* under the following additional *Themes*:

- Healthy Communities
- Energy
- Climate Change

Activities

- Develop guidelines/standards for mixed use development based on best practices
- Implement policies to require adherence to guidelines/standards
- Link policies to Official Plans

Toolbox Resources

- **Creating Complete Streets** – Pursue streets that are safe, comfortable, and convenient for travel for everyone, regardless of age or ability – motorists, pedestrians, bicyclists, and public transportation riders

- **Community Improvement Plans** – Develop and implement a community improvement plan (CIP), which provides a means of planning and financing development activities that effectively use, reuse and restore lands, buildings and infrastructure
- **Sustainability Screening Process / Checklist** – Use Sustainable Peterborough’s Strategic Directions to create a checklist that can be used to assess projects based on their fit with the municipal sustainability plan
- **A Sidewalk Strategic Plan** – Develop and implement a municipal sidewalk strategy
- **Protecting Natural Heritage** – Adopt a natural heritage system or strategy to protect and enhance the region’s natural assets

Potential Lead and Coordination

- Joint City of Peterborough and County of Peterborough

Potential Partners

- First Nations
- Peterborough Green-Up
- Peterborough Poverty Reduction Network
- Peterborough Social Planning Council
- Townships

Measure of Success

- Development and adoption of guidelines/standards
- Adherence to guidelines/standards