

**THE CORPORATION OF THE CITY OF PETERBOROUGH**

**BY-LAW NUMBER 00-113**

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 112  
TO THE OFFICIAL PLAN OF THE  
CITY OF PETERBOROUGH**

**THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL  
THEREOF ENACTS AS FOLLOWS:**

The Official Plan of the City of Peterborough is hereby amended as follows:

**1) Sections 2.1.4 to 2.1.6 inclusive, is hereby deleted in its entirety and the following is substituted therefor:**

**"2.1.4** Maximum effort should be made to preserve, protect and enhance both the natural and the urbanized landscape by providing careful attention to the integration of development with natural features in the urban environment. Such measures may include preservation and protection of historical properties, regulation of building construction, access to properties, regulation of signs, consideration of natural areas and environmentally sensitive lands. An assessment shall be made of the visual impact of each proposed development in relation to existing structures, land uses, street scape, natural areas and features.

**2.1.5** Energy conservation shall be considered in the siting, layout, and construction of buildings and in the design, landscaping and designation of land use within subdivisions neighbourhoods and communities.

**2.1.6** The Land Use Plan and the Major Transportation Plan shall be developed as complementary parts of the Official Plan to ensure efficient and practical accessibility throughout the City of Peterborough. The Major Transportation Plan shall be comprised of an internal system of streets, key bicycle routes and pedestrian corridors. Major Arterial Streets of the internal system shall be logically linked to a Provincial external system and bicycle routes within the City, shall be appropriately connected to the Trans-Canada Trail and other trails developed to the City limits."

**2) Section 2.1.10 is hereby deleted in its entirety and the following is substituted therefor:**

**"2.1.10** The shoreline of the Otonabee River and Trent Severn Waterway, supplemented by other key regional and community park areas, shall be set aside as the City's Major Open Space Areas. A complementary programme to provide active and passive open space and recreation facilities shall be developed to prevent any deficiency in park area and to provide adequate recreation opportunities for the citizens of the City of Peterborough and for visitors to the City. Special emphasis shall be placed on ensuring the continuity and accessibility of a connected system of parkland throughout the City of Peterborough."

**3) Section 3.3 is hereby deleted in its entirety and the following is substituted therefor:**

**"3.3 NATURAL AREAS**

**3.3.1** Natural Areas are lands within which the natural ecological process is generally allowed to dominate over other types of land use. Natural Areas usually consist of significant natural features such as woodlands, wetlands, valleylands, endangered or threatened species habitat, watercourses or fish habitat.

The benefits of a connected network of Natural Areas are realized in the form of three components:

- 1) Natural Core Areas; described as areas with a natural or ecological function.
- 2) Natural Corridors; described as areas that provide natural ecological

connections between Natural Core Areas within the urban landscape.

- 3) Connecting Links; described as natural or man made connections which occur or can be established between Natural Core Areas or as extensions to Natural Corridors that provide logical links across the network.

The purpose of connecting links may be to accommodate surface water drainage, landscaped open space strips, access or recreational trail connections or preserve treed fence lines where possible. Connecting Links are shown on Schedule C as broken lines.

Development potential in relation to each of these three types of Natural Areas will differ. Identification of the type of natural area, its significance and its role as a part of the system is necessary to determine the level of detail required of an environmental study. Natural Core Areas, Corridors and Connecting Links are all shown on Schedule 'C'. The Peterborough Natural Areas Strategy 1996 may be referred to for a description of the natural features found within an identified Natural Area. Natural Areas of Provincial Significance are specifically identified on Schedule C. The dashed line beyond their limits, illustrate "adjacent lands" described under policy 3.3.6.

### 3.3.2 Purpose

Natural Areas contain ecological features worth preserving as a part of a system of open space within the urban environment. Such areas may also include lands which buffer or physically link the Natural Areas as a part of a system of open space in order to:

- 1) support and protect the ecological functions of a natural area from the impact of development;
- 2) provide access to natural areas;
- 3) promote and integrate nature based recreation opportunities within parks and along walking trails and bicycle routes;
- 4) extend the connection between Natural Areas and the established trail system including the Rotary Greenway Trail, Jackson Park Trail and the Trans-Canada Trail System.
- 5) identify areas which may pose adverse conditions or physical constraints for development.
- 6) promote diversity in the approach to urban development by appropriate integration of natural areas to improve the quality of the urban environment.

### 3.3.3 Objectives

- 1) Provide opportunities for the protection of natural areas, which in the view of Council, have local or regional significance or value in complementing the urban environment.
- 2) Provide opportunities for the use of natural areas for the purposes of environmental education and nature based recreation.
- 3) Provide a linear system of green space linking natural core areas to support ecological functions and facilitate self powered forms of transportation.
- 4) To reduce the risk of damage to property due to flooding or unstable soils by

permitting only appropriate expectations for development and use of environmentally sensitive lands and flood plains.

### **3.3.4 Natural Areas and Land Use**

The use of land including Natural Areas is described by the land use designation. Where Natural Areas are designated as Open Space, the following uses would be implemented through zoning, considering the information provided by an Environmental Study: Parks and nature based recreation activities, horticultural, conservation, forestry and wildlife management practices. Natural Areas could also include storm water management features and trails for non-motorized forms of transportation. Dedicated public roadways and public utilities are discouraged from locating within Natural Areas but may occur subject to policy 3.3.7. Roadways are discouraged from locating within Natural Corridors except along The Parkway route shown on Schedule B. Notwithstanding the designation, Council shall not support the expansion of an existing land use within identified natural areas that does not conform to its zoning.

### **3.3.5 Methods of Protection**

Development and site alteration is not permitted within provincially significant wetlands and significant portions of the habitat of endangered and threatened species as per the Provincial Policy Statement 1997 as may be amended from time to time.

The City of Peterborough may assist in the protection of identified Natural Areas through the following actions:

- 1) designating and zoning lands to permit land use that would be compatible with natural areas;
- 2) entering into agreements with land owners as a condition of development approvals involving rezoning, subdivision, variances or site plan approval. Such agreements may require the placement of siltation barriers, and fencing around the drip line of treed areas or other natural features during construction, and specific planting required to buffer or enhance natural features within a development plan. Adequate performance security to guarantee compliance with measures specified in the agreement will be required.
- 3) working in co-operation with the Conservation Authority or interested parties in entering into agreements involving the voluntary stewardship of natural areas or conservation easements;
- 4) retaining or acquiring ownership or partial rights to preserve and rehabilitate all or strategically significant portions of identified areas; and,
- 5) regulating the destruction or removal of trees from properties through the requirement of a permit.
- 6) permitting the alteration of sites and grades on the basis of approved plans for development or explicit permission.

Where development or redevelopment is proposed on lands that abut Natural Areas, the lands identified as natural areas may not necessarily be accepted as a part of the dedication for parkland or required under the Planning Act. The identification of Natural Areas under private ownership shall not imply that such areas are accessible to the public or that they will be purchased by the municipality or other public agency.

No adjustment of boundaries or removal of the identification of Natural Areas will be considered by Council if the environmental features on the property identified in the Natural Areas Strategy are willfully altered, damaged or destroyed as determined by Council. Where such acts occur, Council may require the replacement or rehabilitation of such features as part of the approval for development involving the property.

### 3.3.6 Development Applications

The purpose of identifying Natural Areas is to avoid incompatible development in areas subject to physical or environmental constraints or that would interfere with the primary purpose or function of the natural area such as erosion control, a recharge area for ground water, or fish and wildlife habitat. The boundaries of the Natural Areas shown on Schedule C are general therefore revisions can be made as more detailed information is provided through an Environmental Study described under policy 3.3.7. In the case of Provincially Significant Natural Areas, the boundaries include adjacent lands\* set out as follows:

- 120 metres from Provincially significant wetlands;
- 50 metres from Provincially significant woodlands and valleylands, Areas of Scientific Interest, Wildlife habitat and the habitat of endangered or threatened species.
- 30 metres from the high water mark in the case of fish habitat\*.

Development and site alteration may be permitted within the “adjacent lands” and in fish habitat, provincially significant woodlands, valleylands, wildlife habitat and areas of natural and scientific interest if it can be demonstrated that there will be no negative impacts on the natural feature or the ecological functions for which the area is identified. Development including plans for the alteration of grades and storm water management affecting natural areas will be designed in accordance to the principles listed under policy 6.5.5.

\* As defined in the Natural Heritage Reference Manual for Policy 2.3 of the Provincial Policy Statement Ontario M.N.R March 1999.

Where a Natural Area has been the subject of an Environmental Study, an Official Plan Amendment is not required to recognize refinements to the limits of Natural Areas depicted on Schedule C. To ensure that Natural Areas are appropriately identified in the areas of the city annexed after December 31, 1997, development plans involving annexed lands will not be approved until an Environmental Study, comprehensive Secondary Plan or Watershed Plan has been undertaken.

### 3.3.7 Environmental Study

Council will require the submission of an Environmental Study to accompany an application proposing new development or site alteration that would include lands identified as Provincially Significant Natural Areas, adjacent lands, described under policy 3.3.6, Natural Core Areas or Natural Corridors shown on Schedule C. In addition, Council may require a study where new development is proposed within 10 metres of such lands. Council will require an Environmental Study where new development is proposed within 30 metres of fish habitat as shown on Schedule C.

Environmental Studies are required where roadways are proposed to cross water courses. A Class Environmental Assessment Study or a detailed, comprehensive secondary land use plan of the subject area may satisfy the requirements for an Environmental Study.

Best efforts will be made to integrate connecting links within a proposed plan for development in order to enhance the quality of the development and to preserve the existence and purpose of the Connecting Link described under policy 3.3.1. An Environmental Study is not required for areas shown on Schedule C as Connecting Links except where development may involve any disturbance of the existing natural conditions, including vegetation and grades within 10 metres of the top of bank of a water course that may exist within the link.

Where an Environmental Study is required or a Secondary Land Use Plan is provided, that portion of the report dealing with Natural Areas shall be completed by a qualified professional whose primary expertise is in environmental evaluation.

In cases where a development proposal is of small scale and the impact on the natural feature of local or regional interest is minor and can be mitigated, Council may choose to reduce the required content of a study to a degree recommended by staff in

consultation with the Conservation Authority. Any recommendations provided by the Conservation Authority through the consultation will be implemented as conditions for Council approval of the proposed development.

An Environmental Study is not required for emergency or maintenance work involving utilities and municipal infrastructure.

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The purpose of the Environmental Study would be to determine potential impacts of the development on the Natural Area, propose means of mitigating the impact, and determine whether development should be permitted at all. The Study will define the boundaries of the natural area and include an inventory and evaluation of natural features that exist in the study area. The Environmental Study will be required to include a statement on the impact of development on the following:

- topography, soils, drainage, slope stability, erosion susceptibility, vegetation including woodlots, hedgerows and other features as deemed to be appropriate by the City of Peterborough;
- the quality or significance of the natural feature;
- the nature of the proposed development and alternatives that might be considered and the expected impacts of the development alternatives on the existing environment or ecological systems;
- particular measures which would be undertaken to mitigate potential impacts of the development; and,
- whether development of the property should be permitted to take place at all.

Where it is determined by the study that certain trees may have to be removed, plans for their replacement shall include the provision of natural groupings of indigenous species to enhance existing natural areas in the vicinity. Measures recommended by the Environmental Study are to be implemented through their inclusion within development agreements as described under policy 3.3.5, 2)."

- Sections 3.4.1 to 3.4.4 inclusive, are hereby deleted in their entirety and the following is substituted therefor:

"3.4.1 The parts of the City that are subject to flood, are noted on Schedule "C" as Flood Plain.

3.4.2 Flood Plains may be included within Natural Areas described under Section 3.3. Flood plain lands and adjacent lands are subject to the Fill, Construction and Alteration to Waterways Regulation of the Otonabee Conservation Authority.

3.4.3 Flood plains are regarded as hazardous lands. Development and site alteration may be permitted in hazardous lands and sites provided that it is demonstrated that development can be carried out to the satisfaction of the Conservation Authority and the development would not include schools, essential emergency services or uses that would involve storage or handling of hazardous substances.

3.4.4 Development and site alteration will not be permitted within a floodway excepting the Special Policy Area described under policy 3.4.5."

**5) Section 3.7.1 is hereby deleted in its entirety and the following is substituted therefor:**

"3.7.1 Consideration will be given to the implementation of principles of energy conservation in the design and layout of subdivisions with respect to the efficiency of access along streets and connecting links that could include bicycle routes and pedestrian walkways. Principles of energy conservation must also be considered in the design and siting of buildings and structures."

- Section 3.10 is hereby added:

"3.10 Council will pass a by-law regarding the alteration of grades of property to prevent the premature alteration of the natural state of land including storm water drainage prior to an approved plan for development."

- Section 4.5 is hereby deleted in its entirety and the following is substituted therefor:

#### **4.5 MAJOR OPEN SPACE**

##### **4.5.1 Open Space System**

The Open Space System is comprised of the lands designated as Major Open Space shown on Schedule A, as well as the Natural Areas shown on Schedule C. The two schedules are to be considered together as the framework upon which the provision of a linked system of open space and public parkland throughout the city is to be based. The Open Space System may also include smaller parks and school yards that are not shown on Schedule A or C but constitute part of a linked system. The general goals of the Open Space System area as follows:

##### **4.5.1.1 Recreation/Tourism**

To identify and provide an adequate and accessible land base designed to accommodate active and passive outdoor recreation activities, facilities and experiences for residents of the City and visitors from beyond the City. This would also include a land base to extend and connect the existing Rotary Greenway Trail, other new trails within the City, and the Trans-Canada Trail System through the City.

##### **4.5.1.2 Sense of Community**

To contribute to the beauty of the urban setting by providing parkland and preserving treed areas in high profile locations in order to maintain the natural image of Peterborough as a "city in the country".

To foster a sense of community pride and identity by providing quality open space and parkland as venues for hosting organized sports and cultural events.

To provide user friendly access and integration of the parks and natural areas in the community by means of a linked network of trails.

##### **4.5.1.3 Preservation/Conservation**

To maintain and improve a healthy natural environment within an urban setting by protecting and preserving those features considered to be a part of the natural heritage of the community.

To reduce the risk of loss of life or damage to property by restricting development of lands or areas sensitive to development or that may be hazardous to development.

##### **4.5.1.4 Urban Form**

To promote desirable urban form, structure and order by the practical integration of open space and parkland with other land uses.

#### **4.5.2 MAJOR OPEN SPACE LAND USE**

**4.5.2.1** Land is designated Major Open Space, for the purpose of identifying areas of Major Open Space land use that may form a part of the framework for the provision of public parkland. Major Open Space may include, parks, recreation facilities, golf courses, cemeteries, flood plains and natural areas on public and private land that are recognized by Council as being of city wide or regional significance.

##### **4.5.2.2 Primary Objective:**

A connected system of open space is the primary goal of lands designated as Major Open Space. Major Open Space is shown on Land Use Schedule 'A' to the Official Plan and would include the Otonabee River, Trent Severn Waterway, Jackson Creek and Whitlaw Creek. For Mapping purposes, the Otonabee River and Trent Severn

Waterway Jackson Creek and Whitlaw Creek are illustrated on Schedule 'A' as hydrography. Those areas of the Open Space System which are located within the flood plain or that are separately recognized as Natural Areas are shown on Schedule 'C' to the Official Plan. It is the intention of the Official Plan to preserve areas designated as Major Open Space and identified as Natural Areas, from incompatible development and where feasible, integrate such areas within the City's network of parks and open space as stated under Policy 6.2.1.

#### **4.5.2.3 General Objectives**

Council may designate lands as Major Open Space or seek to acquire lands with the Major Open Space designation to fulfill the following objectives:

- 1) to establish a physically linked network of open space within the urban environment;
- 2) to maintain the integrity of the natural environment along the Otonabee River, Trent Canal and their tributaries as the backbone of a linked, network of open space within the community;
- 3) to complement development of the urban environment with publicly accessible open space, natural areas and parkland for passive and active recreation activities;
- 4) to protect natural areas that contribute to the quality of life in an urban environment and foster an attractive image of the city for tourism and economic development purposes;

#### **4.5.2.4 Ownership**

The designation of privately owned lands as Major Open Space does not necessarily imply that such lands are accessible to the public or that they will be purchased by the municipality or a public agency.

Where the Major Open Space designation is applied to recognize a new, public park or facilities on private land, which is subject to a lease or similar agreement with the City regarding its use, the designation of such land shall revert to its former designation upon termination of the lease without need for an amendment to the Official Plan.

Legal non-conforming uses may continue and no policy within this plan shall imply any restriction on the sale of such property.

#### **4.5.2.5 Land Use**

Use of lands designated Major Open Space areas shall be limited to parks, recreational or similar uses, horticultural, conservation, forestry and wildlife management practices, as well as commercial uses including cemeteries, golf courses and campgrounds which are complementary to the open space system and compatible with the development of adjacent land. Commercial development such as marinas, motels, hotels restaurants and small scale retail uses may be permitted on the Otonabee River or Trent Waterway system only within the Central Business District or as an integral part of planned park development on Little Lake or the Liftlock area. An Official Plan amendment is not required to recognize existing uses established within lands designated as Major Open Space or to expand an existing non-conforming use or establishment provided that it can be demonstrated that the expansion will not compromise the objectives stated under policies 3.3.3, 4.5.2.2 and 4.5.2.3.

#### **4.5.2.6 Development of Open Space**

If a proposal is made to amend the Open Space Designation applied to private land, Council shall consider the following:

1. the purpose of its designation as Open Space;
2. the adequacy of public open space in the vicinity and city wide;
3. the strategic significance of the property or part of the property in contributing to a

linked system of parkland;

4. the need to protect adjacent properties from the impact of the proposed new use;
5. the need to protect the property or parts of the property containing natural features of unique significance;
6. the feasibility of acquiring all or parts of the property.

If a proposed amendment would result in development that would have a significant negative impact on an existing natural feature, natural function or landforms or disrupt the continuity of the linked open space system, the amendment would not be supported.

#### **4.5.2.7 Trent Severn Waterway and Otonabee River**

Council recognizes the significance of the Trent Severn Waterway and the Otonabee River within the city. Maximum effort will be made to recognize the unique potential of this system and to maintain its environmental integrity as a part of an open space system in the City which also serves the region and beyond. Without precluding other areas throughout the system that may be recognized by further study, the following areas are specifically noted:

- a) The Peterborough marina, the Del Cray Park area and the Downtown Waterfront as a focus for tourism and tourist oriented commercial development;
- b) The Peterborough Hydraulic Lift Locks as an area of historical significance with tourism potential; and,
- c) Natural Areas adjacent to and including the Trent Severn Waterway and Otonabee River and Little Lake.

Maximum effort will be made to acquire natural physical areas such as the shorelines of the Otonabee River, Trent Severn Waterway, Jackson Creek (outside of the Regional Centre/C.B.D), Little Lake and environs as well as other areas having features of natural significance as may be determined by an Environmental Study.

**4.5.2.8** Where other types of recreation land and facilities such as schools, conservation areas, private/commercial recreation properties, provincial and federal recreation/open space holdings, churches and municipal buildings are located in conjunction with public open space or parkland, such land may be shown as a part of the area designated as Major Open Space. The City will work co-operatively with owners of such property to encourage its development and maintenance so as to complement the character of adjacent public open space or parkland."

### **8) Section 4.9 is hereby added:**

#### **4.9 Protected Natural Area**

##### **4.9.1 Purpose**

The Protected Natural Area designation is applied to areas of land to ensure the protection and preservation of natural features and the ecological function of specific natural areas within the urban environment. The Protected Natural Areas designation will be applied to significant portions of habitat of endangered and threatened species, provincially significant wetlands and Natural Areas of local significance as deemed by Council. The Protected Natural Areas designation may be applied to fish habitat, significant woodlands, valleylands, wildlife habitat and areas of natural and scientific interest to protect such natural features from the negative impacts of development and site alteration on the features or the ecological function for which the area was identified.

##### **4.9.2 Land Use**

The use of lands designated Protected Natural Areas on Schedule "A", shall be limited to nature based recreation, outdoor education and non-destructive research, horticulture, conservation, forestry, wildlife management, natural storm water management and trails for non-motorized forms of transportation.

##### **4.9.3 Ownership**

The designation of privately owned lands as Protected Natural Area does not necessarily imply that such lands are accessible to the public or that they will be purchased by the municipality or a public agency. Legal non-conforming uses may continue and no policy within this plan shall imply any restriction on the sale of such property.

**9) Section 5.11.3 is hereby added:**

5.11.3 Proposed development or improvements to transportation facilities along routes designated as bicycle & pedestrian routes on Schedule B(a) shall incorporate appropriate design measures to improve conditions for accommodating non-motorized forms of travel. Specifics of such designs will be required to be included as a part of site plan or development agreements involving properties along such routes."

**10) Section 6 is hereby deleted in its entirety and the following is substituted therefor:**

**SECTION 6 PARKLAND POLICIES**

**6.1 General Goals**

The provision of public parkland as a component of the Open Space System, is intended to contribute toward the fulfilment of the same goals and objectives stated under Section 4.5.1.

**6.2 Parks and the Open Space System**

6.2.1 The Major Open Space designation includes Community Parks and Regional Parks in excess of 3 hectares in area as described under the policies of Section 6.4. Neighbourhood Parks are not usually designated as Major Open Space unless they form part of a larger land area of open space.

**6.3 Provision of Parkland**

6.3.1 Council will endeavour to provide parks and recreation areas of all types to achieve a minimum standard of 4 hectares of public open space per 1,000 population. Other recreational, public, private, educational, institutional open space and recreational areas should supplement the system to provide an optimum combined area of 14 hectares per 1,000 population.

6.3.2 Maximum effort will be made to consolidate parkland and to provide a continuous linked system of open space using linear parks to connect larger blocks of parkland. Council will promote where ever practical, opportunities to link parks and open space by development of pedestrian pathways, sidewalks and bicycle routes shown on Schedule B(a) and C .

**6.4 City Parkland**

Parkland will be provided in the form of three types of parks:

**Regional Parks,  
Community Parks ,  
and  
Neighbourhood Parks**

**6.4.1 Regional Parks**

Regional Parks are intended to be provided and developed in accordance with the following:

**6.4.1.1 Purpose:**

- 1) to provide a land base that could accommodate a range of opportunities that would appeal to people of all ages, providing for the passive and active leisure needs and interests of Peterborough residents and visitors to the City.

- 2) to assist in projecting and enhancing the natural image of Peterborough as a "city in the country".
- 3) to protect natural and historic features that would be sensitive to development
- 4) to cumulatively provide opportunities and facilities for accommodating larger public gatherings or events, primarily in an outdoor setting.
- 5) to assist in creating an integrated urban form by linking natural features with compatible land uses and separating conflicting ones.
- 6) to create a linked system of parkland to accommodate corridors for pedestrian walkways and bicycle routes as a part of the City's transportation system.
- 7) to restrict development from occurring in areas that would be hazardous and instead, encourage setting aside such areas as amenity space or for passive recreation.

#### **6.4.1.2 Size:**

Regional Parks can vary widely in size and configuration depending on the purpose or focus of the park.

#### **6.4.1.3 Accessibility:**

Regional Parks should be accessible by public transit and automobile. Directional signage should be provided on arterial streets pointing out appropriate access to such parks throughout the City. Secondary access is to be provided to such parks where possible, along linked public lands by means of bicycle routes and pedestrian walkways.

#### **6.4.1.4 Design:**

New Regional Parks will be designed with 25 % of the perimeter exposed to arterial or collector streets. Variations will only be considered on the basis of the specific role or focus of the park identified by the Board of Parks and Recreation Management Committee or Master Plan. Special focus parks should be appropriately designed to ensure that activities in certain parts of a park do not detract from the focus of the park. In such instances where parks may include river banks, wetlands or significant woodlands, the design for development of such parks should be respectful of and sensitive to natural features which may make up the focus of the park.

#### **6.4.1.5 Activities:**

Regional Parks can be established for multi-purpose use or for a specialized focus. While some such parks may be designed as venues for public gatherings, other multi-purpose parks may offer a wide range of leisure or recreational opportunities such as picnicking, hiking, bicycling, swimming, boating, winter sports, organized athletic activities, nature observation and interpretation as well as small areas for children to play, if appropriate. Development of such parks for the purpose of accommodating public gatherings shall include permanent public washroom facilities as well as off street parking opportunities.

#### **6.4.1.6 Natural Areas:**

Regional Parks or portions of such parks which are designated as Protected Natural Areas are subject to the policies under section 4.9. Portions of a park that are identified as Natural Areas, on Schedule C, are subject to the policies of Section 3.3

### **6.4.2 Community Parks**

Community Parks are intended to be provided and developed in accordance with the following:

#### **6.4.2.1 Purpose:**

Community Parks are designed primarily for youths and adults to accommodate opportunities for both organized and non-organized sports activities. Accommodation of large scale landscape features to enhance urban aesthetics in high profile locations may be a secondary purpose of community parkland.

#### **6.4.2.2 Size:**

Community Parks are typically **3 to 6** hectares (7.4 to 14.8 acres), ideally of sufficient size to accommodate at least one “full (adult) scale” sports field.

#### **6.4.2.3 Accessibility:**

Community parks should be centrally located within a service radius of 2 km and access by public transit, automobile and bicycle should be facilitated. New Community Parks will be designed with 25 % of the perimeter exposed to public streets, preferably arterial or collector streets. Variations will only be considered on the basis of the specific role or focus of the park identified by the Parks and Recreation Committee or Master Plan. Such parks wherever possible are to be associated with schoolyards, churches, college or university campuses to efficiently provide accessible facilities for both indoor and outdoor recreation opportunities at one location. Opportunities for off street parking shall be provided for developed parks either on site or in conjunction with adjacent lands.

#### **6.4.2.4 Activities:**

Community parks and playing fields should accommodate a variety of outdoor activities that may include soccer, softball, baseball, skating or tennis.

### **6.4.3 Neighbourhood Parks**

#### **6.4.3.1 Purpose:**

Neighbourhood parks are developed to provide opportunities for unstructured leisure activities to local residents, contribute to the aesthetics of neighbourhoods and the connectivity of parkland and open space.

#### **6.4.3.2 Size:**

Neighbourhood parks are typically 1 to 3 hectares (2.5 to 7.4 acres). Parks less than 1 hectare may be established or retained only where:

- 1) the property may potentially form a part of a linear link,
- 2) the property could be merged with adjacent school yard facilities or;
- 3) no alternative public open space opportunities exist within a service radius of 0.6 km.

**6.4.3.3** Smaller isolated parks that are determined by Parks and Recreation Management Committee or Council not to be effectively serving the community will be disposed of over time and the proceeds will be used for the acquisition of parkland elsewhere.

#### **6.4.3.4 Accessibility:**

Neighbourhood Parks should be centrally located within a walking distance, of approximately 0.6 km of the majority of neighbourhood residents. It is preferred that new Neighbourhood Parks be highly visible with 25 % of the perimeter exposed to public roadways. Variations will only be considered on the basis of the specific role or focus of the park identified by the Parks and Recreation Committee or Master Plan. Wherever possible, it is preferred that Neighbourhood Parks be developed in conjunction with school sites and accessible by sidewalks or walkways. Off street parking is not required to be provided.

#### **6.4.3.5 Activities:**

Neighbourhood parks and playgrounds should be of sufficient size to accommodate facilities such as an outdoor basketball court, a soccer field, a softball diamond for children or other informal activities including winter activities.

## **6.5 Parkland Acquisition**

### **6.5.1** Parkland may be acquired by any of the following means:

- a) dedication through development or redevelopment;
- b) lease;
- c) shared use agreement;
- d) property exchange;
- e) property donation;
- f) purchase.

### **6.5.2 Parkland Dedication:**

Council shall require the dedication of land for park purposes according to the amounts set by the prevailing legislation where land is subdivided, developed or redeveloped. For residential development, Council will require that lands be conveyed to the City for park purposes in an amount up to the greater of one hectare for each 300 dwelling units or the amount set by the prevailing legislation.

### **6.5.3 Acceptable Parkland:**

As a priority, lands to be accepted by the City as Community and Neighbourhood parkland will be “prime parkland”. Prime Parkland is described as generally level, well drained lands considered suitable for accommodating development of playgrounds, active sports fields or recreation facilities. Woodlands may be accepted in addition to lands provided for active recreation purposes and incorporated into public parkland for passive recreational use and conservation purposes.

Parkland required to be dedicated under the Planning Act, will not include lands containing unstable slopes, saturated or organic soils, wetlands or lands designated by Schedule C as flood plain. Parkland will be required to be conveyed to the City as a condition of development at a time to be specified in an agreement with the City. Parkland provided as a part of a subdivision will be accepted only when minimum site standards and preparation has been completed in accordance with the specifications outlined in the development agreement with the City.

### **6.5.4 Cash in Lieu:**

Cash-in-lieu of parkland dedication will be accepted only when adequate parkland is provided in the vicinity of the development or when only unacceptable land is available, associated with the proposed development as may be determined by the Parks and Recreation Committee and Council. Where cash in lieu is determined to be the appropriate option, the cash-in-lieu will be used to purchase lands which are identified by the Official Plan as Open Space or Natural Areas, that may form part of or a logical link of the Open Space System or to ensure that a minimum standard of parkland is provided in accordance with policies 6.3.1, 6.3.2 and 6.4.3.4.

### **6.5.5 Parkland & Stormwater Management:**

In cases where parks or portions of parkland include or be designed to include stormwater management features, such features would be subject to approval of the City and the Conservation Authority. In instances where substantial changes to grades are necessary as a part of a storm water management feature, or the presence of water precludes the use of portion of the land for parkland purposes, the stormwater management feature shall not be accepted as a part of the parkland dedication.

The following principles shall be adhered to in the design of stormwater plans involving Open Space, Parkland and Natural Areas designated or identified by the Official Plan:

- 1) Stormwater will be considered a resource rather than a waste product of development;
- 2) Stormwater facilities will be designed to maintain or improve the ecological integrity of the environment;
- 3) Where open watercourses exist, or are used for storm water management purposes, they are to be retained where ever feasible in their uncovered, unchannelized, natural state in order to maintain the natural integrity of the watercourse;
- 4) Artificial stormwater facilities will be designed, wherever possible, to provide community amenities or contribute as functional, natural habitat. Shore land immediately adjacent to watercourses shall be planted to establish riparian buffers for the protection of water quality and improvement of aquatic habitat. Where possible, such facilities will be designed with naturalized edges to a standard that would not require fencing from the standpoint of public safety.

## **6.6 Public Open Space and Educational Facilities**

**6.6.1** The provision of public open space within the City will include those lands associated with schools and institutions where access can be facilitated by joint use agreements.

**6.6.2** The here the land base for school sites is provided on the basis of 5.5 hectares /1000 students for elementary schools and 8 hectares /1000 for high schools, the City shall endeavour to provide public land in conjunction with school yards. The purpose of the additional land will be to create larger areas of publicly accessible land where the opportunity exists, and to facilitate public access by linking open spaces with corridors for pedestrian and bicycle routes. Where feasible, Council shall enter into joint use agreements involving lands or sports and recreation facilities, auditoriums, libraries or other facilities to ensure that they are available to effectively serve the community.

**6.6.3** Council shall coordinate planning initiatives and work with school boards in locating satisfactory sites for schools based on population projections and the standards of policy 6.6.2. A required school site shall be shown on plans of subdivision and shall be located and designed so as to provide maximum accessibility to the population it intends to serve.

**6.6.4** Where playground facilities are provided on parkland in conjunction with school properties, the provision of such facilities shall be justified by the Parks and Recreation Master Plan and addressed in joint use agreements with the school authority.

**6.6.5** The City will seek to manage municipally owned land in an environmentally conscientious manner. This would include management practices such as the reservation of natural buffer strips in relation to water courses and the limitation of pesticides, herbicides and road salt being applied on lands adjacent to natural areas, watercourses and fish habitat.

**6.7 Private Outdoor Space and Recreation Amenities**

**6.7.1** Council will ensure that adequate private outdoor amenity space and recreational amenities are provided as a part of residential projects to ensure a satisfactory living environment.

**6.7.2** The City will seek to establish and maintain natural buffer strips on plans involving development adjacent to natural areas, watercourses and fish habitat.

**6.8 Parks and Recreation Master Plan**

**6.8.1** Development of parks and recreation facilities will be described through the preparation of a Parks & Recreation Master Plan or equivalent planning document. The document will describe design standards for facilities and will rationalize the development of City parkland and provision of recreation facilities based on, but not limited to, the following considerations:

1. demographic trends
2. population accessibility
3. nature of urban development in the area
4. opportunities for parkland acquisition
5. public input regarding demands
6. minimum standards for providing parkland
7. alternative opportunities, and
8. complimentary facilities in the vicinity
9. the ecological integrity of natural areas features and functions.

**6.8.2** The Parks & Recreation Master Plan shall be reviewed from time to time to ensure its currency with respect to changing trends, inventory changes, budget realities and new development in and around the City.

- 11) Schedule A to the Official Plan is hereby amended in accordance with the map attached hereto as Schedule A.**
- 12) The map attached hereto as Schedule B to this by-law and entitled Schedule 'B (a)' "Bicycle and Pedestrian Routes" is hereby adopted as Schedule B (a) to the Official Plan.**
- 13) Schedule C to the Official Plan is hereby deleted and the map attached hereto as Schedule C to this by-law and entitled Schedule 'C' "Natural Area and Flood Plain" is substituted therefor.**

By-law read a first and second time this 2nd day of October , 2000.

By-law read a third time and finally passed this 2nd day of October, 2000.

(sgd.) Sylvia Sutherland, Mayor

(sgd.) Steven Brickell, Clerk