

4.0 LAND USE DESIGNATIONS

4.1 Introduction

4.1.1 Designations

- a. It is the policy of the City that land shall be developed in accordance with the land use pattern shown on **Schedule B: Land Use Plan** and **Schedule C: Central Area Plan**. The objectives and policies in this Section outline the desired land use pattern, standards for development and range of uses appropriate for each land use Designation. This Section must be read in conjunction with all other parts of this Plan.
- b. **Schedule B: Land Use Plan** and **Schedule C: Central Area Plan** establish the pattern of land use within the City, organized as follows:
 - i. Neighbourhoods
 - Residential Designation;
 - Major Institutional Designation;
 - Major Open Space Designation;
 - ii. Central Area
 - Downtown Core Area Designation;
 - Business District Designation;
 - Industrial Conversion Area Designation;
 - Downtown Neighbourhood Designation;
 - Downtown Open Space Designation;
 - Little Lake South District Designation;
 - Jackson Creek Special Policy Area;
 - iii. Mixed Use Corridors
 - Major Mixed-Use Corridor Designation;
 - Minor Mixed-Use Corridor Designation;
 - iv. Employment Districts
 - Employment Area Designation;
 - Employment Land Designation;
 - v. **Natural Heritage System**
 - Natural Areas Designation;
 - Adjacent Lands Overlay;
 - vi. Rural Transitional Area Designation

4.1.2 General Policies for All Designations

- a. In all Designations, excluding the **Natural Heritage System** designations, public parks, playfields, schools, public and private utility installations and other public uses and facilities, institutional and quasi-institutional uses which provide services directly to all properties in the City, or to the immediate neighbourhood shall be permitted, provided that:
 - i. Such use is necessary or essential; and,
 - ii. Installations are or can be made compatible with adjacent properties and the neighbourhood.
- b. Notwithstanding the list of permitted uses within any land use Designation, nothing in this Plan requires that every permitted use be permitted on every site. The Zoning By-Law shall establish the appropriate range of permitted uses on a site-specific or area wide basis. Further, the full range of permitted uses may not be permitted in instances where the location is subject to area specific policies contained in this Plan.

4.1.3 General Policies for Hazard Lands

- a. Protecting public health and safety and considering the increasing risks associated with climate change are critical to the social well-being, environmental sustainability, and long-term prosperity of the City. Both natural and human-made hazards, such as floodplains, unstable slopes, high water tables and contaminated sites can pose risks to health and safety as well as damage to property and infrastructure if not appropriately considered.
- b. Hazard Lands include both natural and human-made hazards. Development will generally be directed to areas outside of **hazardous lands** adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards, and **hazardous sites** where there is an unacceptable risk to public health or safety or of damage to property.

General Policies Applicable to Natural Hazards

- c. The delineation and regulation of **hazardous lands** and **hazardous sites** are administered by the **Conservation Authority** and are generally shown on **Schedule E: Natural Heritage and Environmental Constraints**. Changes to the boundary of **hazardous lands** and **hazardous sites** may be facilitated through a study approved by the **Conservation Authority** without the need to amend this Plan.
- d. Where a development proposal contains or abuts a steep slope, watercourse or shoreline in an area where no detailed floodplain mapping exists and/or erosion

hazard limits have not been defined, development will be subject to the establishment of floodplain and erosion hazard limits by the **Conservation Authority** in consultation with the City.

- e. New development is prohibited in the following areas in recognition of potential threats to public health and safety or damage to property:
 - i. Areas rendered inaccessible during times of flooding hazards, erosion hazards, and/or dynamic beach hazards unless it has been demonstrated that the area has safe access that is appropriate for the nature of the development and the natural hazard; and,
 - ii. Areas located in a floodway, regardless of whether the area of inundation contains high points of land not subject to flooding.
- f. Some buildings, structures and lots are existing within or adjacent to a floodplain and/or erosion hazard limits as identified by the **Conservation Authority**. The expansion of an existing building or structure within or adjacent to **hazardous lands** will generally not be supported. Redevelopment or relocation of existing uses/structures within or adjacent to **hazardous lands** may be permitted subject to the approval of the **Conservation Authority**.
- g. A Special Policy Area may be applied in an area that has historically existed in the floodplain and where site-specific policies approved in consultation with the **Conservation Authority** are intended to address the significant social and economic hardships that would result from strict adherence to provincial policies.
- h. Development and site alteration will not be permitted within an identified flood or erosion prone area except where:
 - i. A Special Policy Area has been approved by the Province; or,
 - ii. The development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows or non-habitable accessory structures. Those identified uses which are required by the City, or other public agency, must meet the requirements of the **Conservation Authority**.
- i. Development adjacent to an identified flood or erosion prone area may be subject to a setback from the **Regulatory Flood** or the stable top of bank, whichever is greater. The location of the **Regulatory Flood** and stable top of bank shall be determined by the **Conservation Authority** in conjunction with the City.

- j. Development shall not be permitted to locate in **hazardous lands** and **hazardous sites** where the use is:
 - i. An institutional use associated with hospitals, nursing homes, pre-school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works or erosion;
 - ii. An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures or protection works or erosion; and,
 - iii. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- k. Floodplains and hazardous steep slopes are most often included within the Major Open Space Designation. In these **hazardous lands**, land uses and site alteration will be restricted to protect the public. As part of the development approval process, the zoning of hazard lands to an appropriate open space zone shall be required.
- l. When reviewing an application for development, the City shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.

General Policies Applicable to Human Made Hazards

- m. Development on or adjacent to lands affected by mine hazards, oil, gas and salt hazards, former mineral mining operations, mineral aggregate operations, or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed.
- n. Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects to human health.

4.1.4 Commercial Uses in the Urban Structure

- a. This Plan recognizes the need to increase the convenient access of residents' daily shopping needs to support complete communities and active transportation. To address this need, this Plan encourages commercial development within Strategic Growth Areas and Neighbourhoods.

- b. The City recognizes the distribution of food retail as a critical component to achieving complete communities. As such, **small-scale food stores** are permitted in Neighbourhoods and Strategic Growth Areas. **Large-scale food stores** are directed to Strategic Growth Areas. The City will encourage an equitable distribution of **large-scale food stores** based on population growth and needs.
- c. The commercial uses for each urban structure component are envisioned as follows:
 - i. **Central Area:** The Central Area is the historic heart of the community and will continue to develop as a multi-faceted, mixed-use activity centre for the City and surrounding region. Today it is a focus for office, administrative, cultural and entertainment uses as well as a diverse range of retail services serving both regional and local residents. The Central Area will continue to be the focus for government activities, community and recreational uses, higher density and specialized forms of housing, heritage sites and buildings, tourism and hospitality facilities, and the home of several key industries. The Central Area will also accommodate **Major Office** employment opportunities.
 - ii. **Mixed Use Corridors:** Mixed Use Corridors have the potential to accommodate significant growth, with mid-rise and high-rise buildings and **population-related employment** uses, including community or regionally scaled retail and institutional facilities, as well as office uses. Mixed Use Corridors are intended to permit a broad range of uses and an appropriate mix and range of commercial, retail, office, institutional and residential uses and promote Peterborough's function as a regional service centre.
 - iii. **Neighbourhoods:** Neighbourhoods will support the provision of non-residential supporting uses that enhance the quality of the residential environment and contribute to the creation of **complete communities**. Neighbourhood supportive uses include public service facilities, parks, institutional uses and local retail and **service commercial uses**.
 - iv. **Employment Districts:** Employment Districts will continue to recognize areas with significant existing industrial development and may accommodate new industrial and supportive uses. The Employment Districts are expected to provide opportunities for business and commerce, and industrial development while limiting retail sales to products manufactured, processed or assembled on the premises.

4.1.5 General Policies for Food Stores

- a. The creation of complete communities is a key priority of this Plan. This Plan acknowledges convenient access to healthy food as the cornerstone to achieving complete communities. It is the intent of this Plan to encourage a greater number of

small-scale food stores that are well-distributed throughout the City as opposed to fewer, **large-scale food stores** being concentrated in a few areas of the City.

- b. **Figure 1** divides the City into four Sub-Areas: North, East, Central, and West. Priority will be given to directing new **large-scale food stores** to growth areas by implementing a target range of 0.33 to 0.46 square metres of food store floor space per capita in each of the Sub-Areas.
- c. An application to establish a **large-scale food store** shall be considered through a Zoning By-Law Amendment accompanied by justification that the proposed food store floor space is appropriate considering the existing population and 5-year population forecast within the Sub-Area and is consistent with the objectives of this Plan.
- d. The City will encourage the retention and development of food stores in the Central Area to support the day-to-day shopping needs of current and future residents in the Central Area and the continued success of the Central Area as a complete community.
- e. The City will monitor population growth, off-campus post-secondary student housing, and food store floor space growth to implement the intent of this Plan.

4.2 Neighbourhoods

4.2.1 Introduction

Intent

- a. The Neighbourhoods, identified on **Schedule A: Urban Structure** include the areas of the City that are focused on residential land uses, including a variety of housing types, but also including **public service facilities**, parks, institutional uses and supportive local retail and **service commercial uses**. The Neighbourhoods comprise a diverse range of communities within the City, from historic districts to recently constructed subdivisions and planned neighbourhoods.
- b. The land use policy framework included in this Section of this Plan is intended to:
 - i. Permit and facilitate a variety of appropriately located and scaled residential building types, as well as an array of supportive land uses; and,
 - ii. Ensure that all new development is compatible with the existing community character.

Objectives

- c. The objectives of this Section of this Plan with respect to Neighbourhoods are to:
- i. Encourage the provision of a broad range of housing types with respect to location, size, cost, tenure, design, and accessibility, including **affordable** housing, to meet the needs of all residents;
 - ii. Encourage residential intensification and infill development in residential areas where the impacts of development on existing uses can be minimized and where development can efficiently utilize existing municipal services and facilities;
 - iii. Support the provision of non-residential supporting uses that enhance the quality of the residential environment and contribute to the creation of **complete communities**;
 - iv. Support the development, at appropriate locations, of residential facilities that meet the housing needs of persons requiring specialized care;
 - v. Support the continued success and growth of Peterborough's institutions to ensure access to wide range of services and opportunities for Peterborough residents;
 - vi. Ensure that the character and array of institutional uses contribute to the image of the City and its desirability as a place to live and invest in;
 - vii. Support non-profit groups in developing non-profit and co-operative housing projects and promote housing initiatives that facilitate revitalization, compact urban form and an increased variety of housing options;
 - viii. Maintain and enhance a high quality and accessible municipal public open space system which is fully interconnected with the City's **active transportation** network and meets the needs of Peterborough's diverse population; and,
 - ix. Encourage the joint use of community open spaces and institutional uses.

Designations

- d. The Neighbourhoods include the following land use Designations:
- i. Residential Designation;
 - ii. Major Institutional Designation; and,

- iii. Major Open Space Designation.

4.2.2 Residential Designation

Intent

- a. The Residential Designation is intended to accommodate a wide range of housing forms as well as other land uses that are integral to, and supportive of a residential environment. Housing may range in scale from single detached dwellings to high-rise apartment buildings, and therefore the development policies of this Designation provide an appropriate policy framework to guide the development of the various built forms.

Permitted Uses

- b. Permitted uses on lands within the Residential Designation, as identified on **Schedule B: Land Use Plan**, may include the following:
 - i. Low-rise, mid-rise and high-rise residential buildings;
 - ii. Communal housing, which may include **special needs** housing;
 - iii. **Secondary suites**;
 - iv. Home occupations;
 - v. Bed and breakfast establishments;
 - vi. Secondary and elementary schools;
 - vii. **Public service facilities**; and,
 - viii. **Neighbourhood supportive uses**.

General Development Policies

- c. The City shall consider the following criteria when reviewing an application for residential development or intensification:
 - i. The type, mix, density and affordability of the housing form proposed for the site positively contributes to the area and the provision of a diverse housing stock;

- ii. The nature and extent of existing land uses, landscape and built form within the area or in proximity to the site is enhanced;
 - iii. The adequacy of municipal services available to the area or to the site, including water, wastewater and stormwater management services;
 - iv. The promotion of **active transportation** and transit and mitigation of adverse impacts on traffic and the surrounding transportation system;
 - v. The adequacy of existing and/or proposed amenities within easy access to serve future residents and the existing community, including **public service facilities**, commercial opportunities and parks and open spaces;
 - vi. The provision of adequate parking, buffering, and landscaping;
 - vii. The prevention of adverse impacts on significant natural and cultural heritage features;
 - viii. The incorporation of sustainability features, including **green infrastructure**, **green building** practices, energy conservation measures and renewable/alternative energy systems;
 - ix. The financial viability of life-cycle cost of new and existing infrastructure and **public service facilities** required to service the development;
 - x. The phasing of development is consistent with the availability of municipal services and City intensification and/or density objectives; and,
 - xi. Where applicable, adherence to approved urban design and architectural control guidelines.
- d. The City will encourage residential intensification particularly along Arterial Roads where the impacts of development on existing uses can be minimized and where development can efficiently utilize existing municipal services and facilities.

Policies for Low-Rise Residential Development

- e. Low-rise residential uses shall generally be located within the interior of neighbourhoods, on Local Roads and Collector Roads. The maximum building height for low-rise residential uses shall be 3 storeys and low-rise residential buildings shall have a maximum **floor space index** of 1. The appropriate lot coverage will be identified by the Zoning By-law. Built-forms that are considered low-rise residential include:

- i. Detached, duplex and semi-detached dwellings;
 - ii. Triplexes, quadruplexes and street and block townhouse dwellings;
 - iii. Apartment buildings; and,
 - iii. **Secondary suites.**
- f. Where permitted by the Zoning By-Law, low-rise residential uses that are located adjacent to Provincial Highways and Arterial Roads will be required, wherever possible, to develop in a manner that will minimize direct access to such highways or roads, but which avoids backlotting on Arterial Roads.
- g. Multi-unit low-rise residential built forms must provide for adequate on-site amenity spaces and on-site garbage pickup and recycling services.
- h. New low-rise apartment buildings shall:
- i. Be on a site of suitable size for the proposed development, and shall provide adequate landscaping, amenity features, on-site parking, buffering and stormwater management features including Low Impact Development. The height, massing, scale, and arrangement of buildings and structures shall be compatible with existing uses and built forms in the vicinity; and,
 - ii. Be sited so as to minimize their effect on neighbouring low-rise residential land uses particularly with regard to privacy, traffic generation, and reduction of sunlight. The visual impact of each project will be carefully considered.

Policies for Mid-Rise Residential Development

- i. Mid-rise residential uses shall generally be located on the periphery of neighbourhoods and shall generally be greater than 3 storeys, but no higher than 6 storeys. Built-forms that are considered mid-rise residential include:
 - i. Stacked townhouse dwellings;
 - ii. Apartment buildings; and,
 - iii. Other cluster or multiple unit dwellings.
- j. New mid-rise residential uses may be rezoned or may be approved subject to a site-specific Zoning By-Law Amendment, and shall:

- i. Have direct access to a Collector or Arterial Road. If direct access to such a road is not possible, the development may gain access to the Collector or Arterial Road from a Local Road, subject to the City's approval;
- ii. Have convenient access to public transit. If convenient access to public transit is not possible, the development may be supported where it has convenient access to high quality **active transportation** routes, subject to the City's approval;
- iii. Be on a site of suitable size for the proposed development, and shall provide adequate landscaping, on-site amenity features and spaces, on-site parking, on-site garbage pickup and recycling services, buffering and stormwater management features including Low Impact Development. The height, massing, scale, and arrangement of buildings and structures shall be compatible with existing uses and built forms in the vicinity;
- iv. Be located in proximity to amenities, such as parks, open space, schools, shopping, **active transportation** routes and other **public service facilities**, services and amenities;
- v. Be sited so as to minimize their effect on neighbouring low-rise residential land uses particularly with regard to privacy, traffic generation, and reduction of sunlight. The visual impact of each project will be carefully considered;
- vi. Address the surrounding neighbourhood with particular regard to common elements such as access points, driveways, landscaping and parking areas;
- vii. Not cause a traffic hazard; and,
- ix. Be subject to Site Plan Approval.

Policies for High-Rise Residential Development

- k. High-rise residential uses shall generally be located on the periphery of neighbourhoods. High-rise residential uses shall be greater than 6 storeys in height. Built-forms that are considered high-rise residential include:
 - i. Apartment buildings; and,
 - ii. Other multiple unit dwellings.
- l. New high-rise residential uses may be rezoned or may be approved subject to a site-specific Zoning By-Law Amendment, and shall:

- i. Have direct access to a Collector or Arterial road;
- ii. Be at a highly accessible location - within 250 metres of an existing or planned public transit route and, where possible, be generally within 500 metres of schools, commercial facilities and/or parks, open space and/or other **public service facilities**, services and amenities;
- iii. Be on a site of suitable size for the proposed development, and shall provide adequate landscaping, on-site amenity features and space, on-site garbage pickup and recycling services, on-site parking, buffering and stormwater management features. The height, massing, scale, and arrangement of buildings and structures shall be compatible with existing uses in the vicinity;
- iv. Be sited so as to minimize their effect on neighbouring low-rise residential land uses particularly with regard to privacy, traffic generation, and reduction of sunlight. The visual impact of each project will be carefully considered;
- v. Address the surrounding neighbourhood with particular regard to common elements such as access points, driveways, landscaping and parking areas. The City shall encourage underground parking facilities for all high-rise residential developments;
- vi. Not cause a traffic hazard; and,
- viii. Be subject to Site Plan Approval.

Policies for Group Homes

- m. Policies for group homes include:
 - i. A group home is a single housekeeping unit in a residential dwelling in which residents live under responsible supervision consistent with their particular needs. This does not include a Lodging House as defined by the Zoning By-Law, a Lodging House as may be licenced under the Lodging House By-Law, or a Foster Home.
 - ii. Group homes will be allowed "as-of-right" in any residential dwelling within the Residential Designation to a maximum of 6 bedrooms for residents exclusive of supervisory staff and receiving family.
 - iii. Group homes accommodating 7 to 10 bedrooms for residents exclusive of supervisory staff and receiving family may be allowed in any residential dwelling within the Residential Designation, subject to a rezoning application.

- iv. The City shall require the registration of group homes as permitted by the Municipal Act.

Policies for Secondary Suites

- n. **Secondary suites** may be permitted in accordance with the provisions of the Zoning By-law and as follows:
 - i. Only one **secondary suite** for each single detached, semidetached, or row/townhouse dwelling unit will be permitted;
 - ii. A **secondary suite** may be contained within a primary residential dwelling or in a building accessory thereto, but not in both;
 - iii. Severances to subdivide a **secondary suite** from its primary residential dwelling will not be permitted;
 - iv. A **secondary suite** shall generally be directed to areas outside of hazardous lands which are impacted by flooding hazards and/or erosion hazards and shall not be permitted within a floodway; and,
 - v. **Secondary suites** shall be developed with municipal water and wastewater services unless permission is granted otherwise in the Zoning By-law.

Policies for Special Needs Housing

- o. Policies for **special needs** housing include:
 - i. The City recognizes the need for **special needs** housing in the community and supports the integration of these housing types at appropriate locations, subject to the policies of this Plan.
 - ii. **Special needs** housing will be permitted in any land use Designation which permits residential uses, subject to Zoning By-Law regulations.
 - iii. Notwithstanding the above, **special needs** housing shall be on a site of suitable size for the proposed development, and shall provide adequate landscaping, amenity features, on-site parking, and buffering. The height, massing, scale, and arrangement of buildings and structures shall be compatible with existing uses and built forms in the vicinity;

Policies for Secondary and Elementary Schools

- p. Secondary and elementary schools and other uses pursuant to the Education Act may be permitted in the Residential Designation, in accordance with the following policies:
- i. Secondary and elementary school sites shall be provided in accordance with the standards of the appropriate Board of Education, where applicable;
 - ii. Applications for the development of a new secondary or elementary school shall address the surrounding neighbourhood with particular regard to scale/massing and common elements such as access points, driveways, landscaping and parking areas;
 - iii. The development of secondary or elementary schools in conjunction with municipal parkland and other **public service facilities** may be considered, so that a complementary integration of lands and facilities may be achieved;
 - iv. The coordinated use of recreational facilities located within secondary or elementary schools, or on school properties will be encouraged;
 - v. Adequate parking and other required facilities shall be provided on site;
 - vi. Direct pedestrian access shall be provided to schools from all parts of the surrounding residential area; and,
 - vii. Specific regulations for secondary and elementary schools shall be provided in the Zoning By-Law. Applications for a secondary or elementary school shall be subject to Site Plan Approval.

Policies for Neighbourhood Supportive Uses

- q. The City will support the integration of **neighbourhood supportive uses**, which are complementary and serve the needs of residents, at appropriate locations in the Residential Designation to support the development of a walkable and **complete community**. Individual properties will be zoned to achieve an appropriate mix of uses, building types, scale and density, that are compatible with the surrounding residential uses. **Neighbourhood supportive uses** shall be permitted as stand-alone buildings or integrated with residential uses in a mixed-use development.
- r. Within the Residential Designation the following **neighbourhood supportive uses** may be permitted through a Zoning By-Law:
- i. Artisan establishments, studios and craftsman shops;

- ii. Business and financial institutions, to a maximum of 350 square metres per use;
 - iii. Healthcare offices and clinics, to a maximum of 350 square metres per use;
 - iv. Recreational, fitness and/or cultural facilities;
 - v. Places of worship;
 - vi. Day care facilities;
 - vii. **Small-scale food stores**; and,
 - viii. Small-scale convenience retail facilities, restaurants and **personal service commercial uses**, to a maximum of 350 square metres per use.
- s. The City will have regard for the following when evaluating an application to permit **neighbourhood supportive uses** in the Residential Designation:
- i. Whether the use will contribute to a walkable and **complete community**;
 - ii. Whether the site is suited to the development of non-residential land uses due to matters such as noise, vibration, and other incompatibilities and adverse effects;
 - iii. Whether the use will cause a traffic hazard;
 - iv. Whether the design, location and massing of the existing building or any new building, including lighting and signage, will be compatible with the surrounding residential buildings and the area; and,
 - v. Depending on the size and scale of a **neighbourhood supportive use**, front yard parking may not be permitted. Where it has been determined by the City that front yard parking will negatively impact the streetscape, parking and servicing areas shall be located at the rear of the building.
- t. Any proposed new non-residential development will have regard for residential uses, with respect to existing built form, building mass, scale, height, setbacks, orientation, landscaping, and visual impact. As such, where a proposed non-residential development abuts a residential use, the City shall require that impacts be mitigated through site design including appropriate screening and landscape treatments.
- u. **Neighbourhood supportive uses** should be clustered to create a focal point for the neighbourhood and to facilitate access by all forms of transportation.

Neighbourhood supportive uses shall generally be located at an intersection with a Collector or Arterial Road and shall be provided with appropriate access to those roads, in accordance with the requirements of the City.

- v. To help establish neighbourhood focal points, the City will encourage **neighbourhood supportive uses** to locate together and to be integrated with residential uses in mixed-use developments or in mixed-use buildings, where appropriate and desirable. In mixed-use buildings, non-residential uses shall be encouraged to locate on the ground floor, with residential uses located above the ground floor.
- w. Specific regulations for **neighbourhood supportive uses** shall be provided in the Zoning By-Law. Applications for a neighbourhood supporting use shall be subject to Site Plan Approval.

Policies for Public Service Facilities

- x. **Public service facilities** shall be planned in coordination with land use planning and in consideration of the following:
 - i. **Public service facilities** and public services should be co-located in community hubs and integrated to promote cost-effectiveness;
 - ii. Priority should be given to maintaining and adapting existing **public service facilities** and spaces as community hubs to meet the needs of the community and optimize the long term viability of public investments;
 - iii. Existing **public service facilities** that are located in or near **strategic growth areas** and are easily accessible by **active transportation** shall be the preferred location for community hubs;
 - iv. The City shall collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other **public service facilities**; and,
 - v. New **public service facilities**, including hospitals and schools, shall be located within the Settlement Areas and preference should be given to sites that are easily accessible by **active transportation**.

Policies for Home Occupations

- y. Home occupations, including bed and breakfast establishments, may be permitted as an accessory use within a dwelling unit or the accessory building of a dwelling unit subject to the following:

- i. The home occupation functions as a subordinate activity to the main residential use;
 - ii. The home occupation does not generate adverse impacts, including excessive traffic or parking problems, noise, odour or any environmental impacts in the immediate area which are incompatible with the residential area;
 - iii. The home occupation does not alter the residential character of the dwelling and the property;
 - iv. The use can demonstrate the availability of appropriate water and sewage disposal facilities;
 - v. The home occupation is of a scale and nature that is compatible with the surrounding residential neighbourhood; and,
 - vi. There is no outside storage of goods associated with the home occupation.
- z. Specific regulations for home occupations shall be provided in the Zoning By-Law.

4.2.3 Major Institutional Designation

Intent

- a. The Major Institutional Designation is intended for institutional uses that are of a community or regional scale. Major Institutional uses are intended to be integrated into the City fabric, and are a crucial part of a **complete community**.
- b. The Major Institutional Designation primarily consists of Trent University, Sir Sandford Fleming College, and the Peterborough Regional Health Centre, recognizing the importance of these major institutions to the City and the wider region. This Designation does not preclude the establishment of new major institutions or separate colleges and facilities and may include the development of **innovation hubs**.

Permitted Uses

- c. Permitted uses on lands designated Major Institutional, as identified on **Schedule B: Land Use Plan**, may include the following:
 - i. Schools, including post-secondary institutions, or other uses pursuant to the Education Act;

- ii. Hospitals, health offices and health clinics, medical laboratories;
- iii. Residential uses, where they are intended to provide accommodation for persons associated with academic and research uses;
- iv. Cultural and recreational uses that support a major institution as well as the general public;
- v. Research and development facilities;
- vi. Manufacturing and employment uses that are related to a research and development facility or are compatible with the intent of this Designation; and,
- vii. Complimentary uses, such as convenience retail, small scale office, service commercial, financial and personal service uses may also be permitted provided those uses primarily serve the needs of those persons associated with a major institution.

Development Policies

- d. When considering an application for the development of a new institutional use within the Major Institutional Designation, the following shall be evaluated:
 - i. The landscape, built form and functional character of the surrounding community is enhanced;
 - ii. No undue, adverse impacts are created on adjacent properties in the vicinity;
 - iii. Significant **natural heritage features** and their associated ecological functions are appropriately protected;
 - iv. Identified on-site or adjacent **cultural heritage resources** are appropriately conserved;
 - v. The height and massing of nearby buildings is appropriately considered and buffering and/or transitions in height and density to adjacent properties are implemented, where necessary;
 - vi. On-site amenity space is provided and is, at a minimum, reflective of the existing patterns of private and public amenity space in the vicinity; and,

- vii. Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no undue adverse impacts on the City's sewer, water, stormwater management and transportation systems.
- e. Specific regulations for major institutional uses shall be provided in the Zoning By-Law. Applications for development within the Major Institutional Designation shall be subject to Site Plan Approval.

4.2.4 Major Open Space Designation

Intent

- a. Major Open Spaces are a valuable resource to the community and contribute to the quality of life in Peterborough. The primary intent of the Major Open Space Designation is to provide for a comprehensive and connected open space system of parks and trails, a buffer between land uses, and increase the opportunities for recreation and general enjoyment while having regard for the City's natural areas that are not designated as part of the **Natural Heritage System**.
- b. The Major Open Space Designation includes Community Parks and Regional Parks in excess of 3 hectares in size. Neighbourhood and Local Parks are not usually designated as Major Open Space unless they form part of a larger land area of open space.

Permitted Uses

- c. Permitted uses on lands designated Major Open Space, as identified on **Schedule B: Land Use Plan**, may include the following:
 - i. Active and passive recreational uses;
 - ii. Horticultural uses including community gardens, garden plots, nursery gardening;
 - iii. Cemeteries;
 - iv. Community or recreational centres;
 - v. Conservation, forestry and wildlife management uses;
 - vi. Golf courses; and,
 - vii. Campgrounds.

- d. Accessory building and structures, and limited commercial uses which serve the main permitted use, such as concession stands, and restaurants, may be permitted subject to all other policies of this Plan and the requirements of the Zoning By-Law.
- e. Commercial development such as marinas, motels, hotels, museums, restaurants and small scale retail uses may be permitted on the Otonabee River or Trent-Severn Waterway system only within the Central Area or as an integral part of planned park development in the Lift Lock area.

Development Policies

- f. Lands which are designated Major Open Space shall be developed in accordance with the City's Arenas, Parks and Recreation Advisory Committee Master Plan, and all other applicable policies of this Plan.
- g. 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.
- h. If a proposal is made to amend the Major Open Space Designation applied to private land, the City shall consider the following:
 - i. The purpose of its Designation as Open Space;
 - ii. The adequacy of public open space in the vicinity and City wide;
 - iii. The strategic significance of the property or part of the property in contributing to a linked system of parkland;
 - iv. The need to protect adjacent properties from the impact of the proposed new use;
 - v. The need to protect the property or parts of the property containing **natural heritage features** of unique significance; and,
 - vi. 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 the **Natural Heritage System** or disrupt the continuity of the linked open space system, the amendment will not be supported.

- i. The City 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:

- i. The Peterborough marina, the Del Cray Park area and the Downtown Waterfront as a focus for tourism and tourist oriented commercial development;
 - ii. The Peterborough Hydraulic Lift Locks as an area of historical significance with tourism potential; and,
 - iii. Natural areas adjacent to and including the Trent Severn Waterway and Otonabee River and Little Lake.
- j. 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 the owners of such property to encourage its development and maintenance so as to complement the character of adjacent public open space or parkland.

Policies for Cemeteries

- k. The establishment of new cemeteries, or the enlargement of existing cemeteries shall be in accordance with Provincial Land Use Compatibility Guidelines and shall have regard for:
 - i. Potential impacts on adjacent existing and planned land uses;
 - ii. Access to the road system which does not create traffic hazards;
 - iii. Provision of adequate onsite parking facilities; and,
 - iv. Screening and landscaping to complement the plot plan and provide buffering with adjacent land uses.

4.3 The Central Area

4.3.1 Introduction

Intent

- a. The Central Area is identified on **Schedule B: Land Use Plan**, with the more refined designations for the Area identified on **Schedule C: Central Area Plan**. The Central Area is the historic heart of the community and will continue to develop as a multi-faceted, mixed-use activity centre for the City and surrounding region. Today it is a focus for office, administrative, cultural and entertainment uses as well as a diverse range of retail facilities and services serving both regional and local residents. The Central Area is also the focus for government activities, community and recreational uses, higher density and specialized forms of housing, heritage sites and buildings, tourism and hospitality facilities, and the home of several key industries. The success and health of the Central Area are contingent upon a concentration of residents and visitors, with supporting amenities to encourage a vibrant living and visiting experience that radiates outwards. The Central Area is a place that attracts investment.

Objectives

- b. The objectives of this Plan with respect to the Central Area are to:
 - i. Promote the Central Area's function as a regional service centre providing a broad range of activities, goods and services to meet the diverse needs of its own resident population, local work force, business and institutional sectors and visitors, as well as those in a widespread regional area who look to Peterborough for a range and depth of facilities and functions;
 - ii. Maintain the economic vitality, historic and community value of the Central Area by encouraging the development and rehabilitation of the area for a diverse range of uses;
 - iii. Undertake, through direct municipal action, a program of ongoing improvements to the Central Area that:
 - Enhance its efficiency, convenience and safety;
 - Improve the appearance of the **public realm** and the activities it accommodates, including through streetscape improvements, barrier-free design, waterfront and riverside enhancement projects;
 - Upgrade municipal infrastructure; and,
 - Build/provide **active transportation** infrastructure and transit facilities;
 - iv. Increase the amount and intensity of residential uses within the Central Area by supporting compatible and appropriate multi-unit residential or mixed-use developments;

- v. Support the continued viability of Peterborough’s vibrant arts community, as well as small and/or locally scaled retail and business uses;
- vi. Require that all development within the Central Area be **transit-supportive** and pedestrian-oriented, incorporating high-quality design to support **active transportation**, and creating a strong **public realm**, including built form, architectural details, landscaping and signage;
- vii. Encourage opportunities for new institutional uses within the Central Area, particularly a post-secondary institutional facility and/or campus/satellite campus;
- viii. Allow the ongoing evolution of the retail sector within the Central Area to occur with a minimum of policy interventions with respect to the amount and type of space/facilities; and,
- ix. Encourage new development to accommodate a mix of uses, including a range of housing types, institutional, community and **service commercial uses** to support the development of a **complete community**, promoting service-oriented commercial activities that are easily accessible to the surrounding communities by a range of transportation modes.

Designations

- c. The Central Area, as identified on **Schedule C: Central Area Plan** includes the following Designations:
 - i. Downtown Core Area Designation;
 - ii. Business District Designation;
 - iii. Industrial Conversion Area Designation;
 - iv. Downtown Neighbourhood Designation;
 - v. Downtown Open Space Designation;
 - vi. Little Lake South District Designation; and,
 - vii. Jackson Creek Special Policy Area.

General policies applicable throughout the Central Area

- d. In order to maintain and enhance the breadth, depth and continued viability of the Central Area, the City will prioritize development which fulfills the following functions:
- i. Small scale higher-order retail facilities such as specialty shops, which attract and serve residents from throughout the City and surrounding region;
 - ii. All forms of office uses including business, government and professional offices;
 - iii. **Service commercial uses** and community facilities;
 - iv. Cultural and entertainment facilities including cinemas and theatres;
 - v. Post-secondary institutional facilities and/or a campus/satellite campus.
 - vi. Hospitality and tourism facilities; and,
 - vii. Retail commercial uses that support residential uses in the Central Area and nearby areas, such as food, drug and convenience shopping uses, personal services and other facilities.
- e. Anticipated development throughout the Central Area is intended to promote economic revitalization within the context of historic preservation, recognizing the potential for adaptive re-use, redevelopment and intensification. In addition, when considering an application for a development within the Central Area, the following shall be considered:
- i. The landscape, built form and functional character of the surrounding community is enhanced;
 - ii. No undue, adverse impacts are created on properties in the vicinity;
 - iii. Significant **natural heritage features** and their associated ecological and hydrologic functions are appropriately protected;
 - iv. Identified on-site or adjacent **cultural heritage resources** are appropriately conserved;
 - v. The height and massing of nearby buildings is appropriately considered, and buffers and/or transitions in height and density to adjacent properties are implemented, where necessary;

- vi. On-site amenity space is provided in a manner that reflects or improves upon the existing patterns of private and public amenity space in the vicinity;
 - vii. Streetscape patterns, including block lengths, setbacks and building separations are maintained; and,
 - viii. Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no undue, adverse impacts on the City's sewer, water, stormwater management and transportation systems.
- f. The **Urban Growth Centre**, as identified on **Schedule C: Central Area Plan** will be planned to achieve a gross density of 150 residents and jobs combined per hectare by 2031 or earlier.
- g. In most instances, lands within the Central Area will be pre-zoned to permit the full range of uses contemplated for various areas subject to site plan approval and other implementation processes. This Plan promotes developments that are mixed-use, either a mixture of permitted uses on an individual site, or within individual buildings.
- h. Development shall include context appropriate on-site parking, as required in the Zoning By-Law. Where required, parking is encouraged to be located in parking structures, either above or below grade, however, surface parking lots are permitted. Parking lots are subject to the following development requirements:
- i. Parking facilities at-grade and/or in structures shall be appropriately designed and landscaped to complement the urban streetscape;
 - ii. Above grade parking structures shall incorporate active uses at-grade facing onto any Arterial Road or Collector Road; and,
 - iv. Access to parking facilities shall be from secondary public roads, wherever possible.

Exemptions may be granted from all or part of the off-street parking required by a proposed development in the Central Area in exchange for the payment of **cash-in-lieu** of parking. In addition, the City may consider reduced parking standards for any development within the Central Area, to the satisfaction of the City, and as supported by appropriate parking studies and the proximity of the subject lands to transit facilities.

- i. Where appropriate and deemed necessary to meet parking needs, the City should seek opportunities to create new, public, structured parking facilities within the Central Area to facilitate intensification, particularly of existing surface parking lots. The City may explore a range of strategies, including direct City action and through

public private partnerships. New structured parking facilities shall be subject to the following development requirements:

- i. Parking facilities shall be appropriately designed and landscaped to complement the urban streetscape;
 - ii. Above grade parking structures shall incorporate active uses at-grade facing onto any Arterial Road or Collector Road; and,
 - iv. Access to parking facilities shall be from secondary public roads, wherever possible.
- j. **Public service facilities** are permitted within the Central Area, and shall be planned in coordination with land use planning and in consideration of the following:
- i. **Public service facilities** and public services should be co-located in community hubs and integrated to promote cost-effectiveness;
 - ii. Priority should be given to maintaining and adapting existing **public service facilities** and spaces as community hubs to meet the needs of the community and optimize the long term viability of public investments;
 - iii. Existing **public service facilities** that are located in or near **strategic growth areas** and are easily accessible by **active transportation** shall be the preferred location for community hubs;
 - iv. The City shall collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other **public service facilities**; and,
 - v. New **public service facilities**, including hospitals and schools, shall be located within the Settlement Areas and preference should be given to sites that are easily accessible by **active transportation**.
- k. Low-rise residential uses shall be located on Local Roads and Collector Roads. The maximum building height for low-rise residential uses shall be 3 storeys and low-rise residential buildings shall have a maximum **floor space index** of 1.5. The appropriate lot coverage will be identified by the Zoning By-law. Built-forms that are considered low-rise residential include:
- i. Detached, duplex and semi-detached dwellings;
 - ii. Triplexes, quadruplexes and street and block townhouse dwellings;

- iii. Apartment buildings; and,
- iii. **Secondary suites.**
- I. Where permitted by the Zoning By-Law, low-rise residential uses that are located adjacent to Provincial Highways and Arterial Roads will be required, wherever possible, to develop in a manner that will minimize direct access to such highways or roads, but which avoids backlotting on Arterial Roads.
- m. Multi-unit low-rise residential built forms must provide for adequate on-site amenity spaces and on-site garbage pickup and recycling services.
- n. Mid-rise residential uses shall generally be located on the periphery of neighbourhoods and shall generally be greater than 3 storeys, but no higher than 6 storeys. Built-forms that are considered mid-rise residential include:
 - i. Stacked townhouse dwellings;
 - ii. Apartment buildings; and,
 - iii. Other cluster or multiple unit dwellings.
- o. New mid-rise residential uses may be rezoned or may be approved subject to a site-specific Zoning By-Law Amendment, and shall:
 - i. Have direct access to a Collector or Arterial Road. If direct access to such a road is not possible, the development may gain access to the Collector or Arterial Road from a Local Road, subject to the City's approval;
 - ii. Have convenient access to public transit. If convenient access to public transit is not possible, the development may be supported where it has convenient access to high quality **active transportation** routes, subject to the City's approval;
 - iii. Be on a site of suitable size for the proposed development, and shall provide adequate landscaping, amenity features, on-site parking, and buffering. The height, massing, scale, and arrangement of buildings and structures shall be compatible with existing uses and built forms in the vicinity;
 - iv. Be located in proximity to amenities, such as parks, open space, schools, shopping, **active transportation** routes and other **public service facilities**, services and amenities;

- v. Be sited so as to minimize their effect on neighbouring low-rise residential land uses particularly with regard to privacy, traffic generation, and reduction of sunlight. The visual impact of each project will be carefully considered;
 - vi. Address the surrounding neighbourhood with particular regard to common elements such as access points, driveways, landscaping and parking areas;
 - vii. Not cause a traffic hazard;
 - viii. Provide for adequate on-site amenity spaces and on-site garbage pickup and recycling services; and,
 - ix. Be subject to Site Plan Approval.
- p. High-rise residential uses shall generally be located on the periphery of neighbourhoods. High-rise residential uses shall be greater than 6 storeys in height. Built-forms that are considered high-rise residential include:
- i. Apartment buildings; and,
 - ii. Other multiple unit dwellings.
- q. New high-rise residential uses may be rezoned or may be approved subject to a site-specific Zoning By-Law Amendment, and shall:
- i. Have direct access to a Collector or Arterial road;
 - ii. Be at a highly accessible location - within 250 metres of an existing or planned public transit route and, where possible, be generally within 500 metres of schools, commercial facilities and/or parks, open space and/or other **public service facilities**, services and amenities;
 - iii. Be on a site of suitable size for the proposed development, and shall provide adequate landscaping, amenity features, on-site parking and buffering. The height, massing, scale, and arrangement of buildings and structures shall be compatible with existing uses in the vicinity;
 - iv. Be sited so as to minimize their effect on neighbouring low-rise residential land uses particularly with regard to privacy, traffic generation, and reduction of sunlight. The visual impact of each project will be carefully considered;
 - v. Address the surrounding neighbourhood with particular regard to common elements such as access points, driveways, landscaping and parking areas. The

- City shall encourage underground parking facilities for all high-rise residential developments;
- vi. Not cause a traffic hazard;
 - vii. Provide for adequate on-site amenity spaces and on-site garbage pickup and recycling services; and,
 - viii. Be subject to Site Plan Approval.
- r. The maximum building height for each designation shall only be achieved subject to:
- i. A determination, to the satisfaction of the City, that there are no undue, adverse impacts on properties in the vicinity of the application for development related to heritage conservation, shadow, noise, privacy, or sky view;
 - ii. A determination, to the satisfaction of the City, that the proposed development enhances the character of the adjacent community; and,
 - iii. The application of appropriate landscape treatments, setbacks, step backs and/or generally 45 degree angular planes, which are to be further articulated within the Zoning By-Law. For streets with a historic character, step backs shall be required above the prevailing historic street wall height, to the satisfaction of the City; and,
 - iv. The provisions of any applicable Heritage Conservation District or detailed study addressing the relationship between building height and the protection of cultural heritage, which will establish appropriate maximum building heights. The City will complete a Heritage Conservation District study for the Central Area.
- s. Within the Central Area additional building height may be considered by the City on a site by site basis, subject to the height bonus provisions of this Plan and where community benefits have been secured in exchange for additional height. Further, the City may focus its use of the height bonus provisions of this Plan on locations where additional building height may enhance the distinction and landmark quality of corner buildings or visual terminus sites or may accentuate the visual prominence of a site.
- t. The City may consider the preparation of a Community Improvement Plan to establish a vision for the Central Area, identify **public realm** improvement priorities and establish incentive programs to assist the private sector in improving their properties and to encourage the intensification of the Central Area.

- u. All development within the Central Area shall be subject to Site Plan Approval. The City will encourage a high standard of design and will continue to rely on the Central Area Master Plan and the Nodes, Corridors and Downtown Urban Design Guidelines as a basis for the evaluation of Site Plan Applications.
- v. The City will continue to work with the Business Improvement Areas and individual landowners to encourage the maintenance and improvement of existing buildings and facilities throughout the Central Area.
- w. The City will ensure that adequate financial resources are available to maintain and improve existing public facilities within the Central Area, including programs to ensure that these areas maintain a public image of quality and cleanliness and foster civic pride.

4.3.2 Downtown Core Area Designation

Permitted Uses

- a. The Downtown Core Area Designation is a significant concentration of retail, office, entertainment and **service commercial uses** in the City. Permitted uses on lands within the Downtown Core Area Designation identified on **Schedule C: Central Area Plan**, may include the following:
 - i. Retail, wholesale and **service commercial uses**;
 - ii. Business, government and professional offices;
 - iii. Hotels and other tourism facilities;
 - iv. Restaurants;
 - v. Private clubs;
 - vi. Entertainment and cultural facilities;
 - vii. Artisan studios, galleries and associated retail sales facilities;
 - viii. Mid-rise and high-rise residential uses, including live-work units and communal or **special needs** housing;
 - ix. Home occupations;
 - x. Recreational and **public service facilities**; and,

- xi. Parking facilities at-grade and/or in structure.

Policies

- b. In addition to the policies for the broader Central Area, all development should reinforce the character of the Commercial Core Area as a pedestrian shopping area in a 'main street' setting and should generally be based on conformity with the following criteria:
 - i. Active, pedestrian-oriented uses, particularly retail commercial uses, should be located at grade, with any office and residential uses in upper storeys to maintain the continuous street-level shopping function;
 - ii. Existing buildings and/or facades which contribute positively to the character of the Commercial Core Area and/or have heritage value should be conserved, whenever practical;
 - iii. New buildings, particularly those on 'main streets', should be designed to respect the existing rhythm and scale of building facades and building heights in the immediate vicinity, maintaining the character associated with nearby **cultural heritage resources**;
 - iv. Pedestrian linkages throughout the Commercial Core Area, particularly to parking areas and open space areas should be improved;
 - v. The design of sites which abut Jackson Creek should recognize and enhance the relationship of the site to the creek; and,
 - vi. All development or redevelopment in proximity to the Otonabee River and Little Lake should reinforce the relationship to the waterfront by adhering to high standards of urban design, providing enhanced landscaping, and providing strong pedestrian linkages to the waterfront.
- c. Within the Downtown Core Designation the maximum building height shall be up to 8 storeys, subject to the policies of this Plan.
- d. Notwithstanding any other height related policy of this Plan, development on lands abutting the intersection of Charlotte Street and George Street North shall not exceed 2.5 storeys, generally matching the cornice line of the Market Hall building.

4.3.3 Business District Designation

Permitted Uses

- a. The Business District Designation, identified on **Schedule C: Central Area Plan**, includes clusters of commercial establishments with diverse ownerships and tenants along a major street and are distinguished by built form rather than the land use. The Business District Designation generally includes small scale commercial uses operating from less intensively developed sites. Permitted uses on lands within the Business District Designation may include the following:
- i. Retail and **service commercial uses**;
 - ii. Gas bars and car wash facilities to a maximum area of 250 m² and vehicle repair shops to a maximum area of 400 m², with no combination of these auto-focused uses on the same site exceeding 400 m²;
 - iii. Business, government and professional offices;
 - iv. Hotels and other tourism facilities;
 - v. Restaurants;
 - vi. Private clubs;
 - vii. Entertainment and cultural facilities;
 - viii. Artisan studios, galleries and associated retail sales facilities;
 - ix. Low-rise and mid-rise residential uses, including live-work units and communal or **special needs** housing;
 - x. Home occupations;
 - xi. Recreational and **public service facilities**; and,
 - xii. Parking facilities at-grade and/or in structure.

Policies

- b. In addition to the policies for the broader Central Area, the following policies apply within the Business District Designation:
- i. The Lansdowne Street West Business District recognizes an established cluster of retail and service uses, included auto-focused uses, and low rise apartment buildings, which create important opportunities for intensification. This Plan encourages redevelopment to include improvements to site

conditions, including buildings addressing and facing onto the street, high quality façades and architectural treatments, streetscaping and landscaping. Development within the Lansdowne Street West Business District should be compatible with adjacent residential uses and the Zoning By-Law will establish a range of commercial uses that minimize land uses conflicts and promote sound urban design; and,

- ii. The George Street South Business District recognizes an established cluster of retail, office and personal service uses connecting the Downtown Area to Lansdowne Street. This Plan supports the redevelopment of a limited number of residential properties along George Street to establish a high quality commercial corridor denoting its gateway profile for the Downtown. Development within the George Street South Business District should be compatible with adjacent residential uses and the Zoning By-Law will establish a range of commercial uses that minimize land uses conflicts and promote sound urban design. While the retention of existing buildings will be encouraged, the assembly and redevelopment of properties will be permitted to promote comprehensively planned development and high urban design standards.
- c. Within the Business District Designation the maximum building height shall be up to 6 storeys, subject to the policies of this Plan.
- d. The following locational and design features are to be applied to permitted auto-focused uses:
 - i. Auto-focused uses should be limited to no more than two at any intersection;
 - ii. No outside storage associated with an auto-focused use shall be permitted;
 - iii. Car washing facilities should be located and designed to minimize visual and noise impacts on adjacent properties; and,
 - iv. Auto-focused uses should not be located generally within 120 metres of Otonabee River/Little Lake or 200 metres of the following intersections:
 - George Street/Lansdowne Street; and,
 - Lansdowne Street/Edwards Street.

4.3.4 Industrial Conversion Area Designation

Context

- a. The Central Area currently includes a number of industrial operations on small isolated sites. While this Designation does not permit new industrial operations, this does not diminish the contribution that these existing industrial uses make to the vitality of the Central Area. The City will continue to work with all industrial uses to encourage their ongoing viability and fit within Central Area.

Permitted Uses

- b. Notwithstanding a. above, the City may permit the conversion of some, or all of the lands within the Industrial Conversion Area Designation, as identified on **Schedule C: Central Area Plan**, in conformity with the conversion requirements of the Employment Lands Designation of this Plan. Subsequent to a decision by the City to convert any lands within the Industrial Conversion Area Designation, the following uses may be permitted, subject to the policies of this Section:
 - i. Retail, wholesale and **service commercial uses**;
 - ii. Business, government and professional offices;
 - iii. Hotels and other tourism facilities;
 - iv. Restaurants;
 - v. Private clubs;
 - vi. Entertainment and cultural facilities;
 - vii. Artisan studios, galleries and associated retail sales facilities;
 - viii. Mid-rise and high-rise residential uses, including live-work units and communal or **special needs** housing;
 - ix. Home occupations;
 - x. **Public service facilities**; and,
 - xi. Parking facilities at-grade and/or in structure.

Policies

- c. The Industrial Conversion Area includes an area along the western edge of the Central Area and recognizes a node of old, predominately single-storey industrial buildings. The intent of the Industrial Conversion Area Designation is to facilitate the utilization of industrial buildings and sites for a wide variety of alternative uses including retail

commercial uses, office and studio uses, institutional and recreational uses, service commercial and service industrial activities.

- d. Subject to conversion and a Zoning By-Law Amendment, this Plan encourages the introduction of mid-rise and high-rise residential development within the Industrial Conversion Area Designation, which may be supported by the Community Improvement Plan incentives. The introduction of residential uses in this area will take full advantage of its location within the Central Area, the proximity to the waterfront and the future trail system. Careful consideration and incorporation of the older industrial buildings is encouraged to maintain the heritage character within the Industrial Conversion Area Designation.
- e. In addition to the policies for the broader Central Area, all development should generally be based on conformity with the following criteria:
 - i. Active, pedestrian-oriented uses, particularly retail commercial uses, should be located at grade level, with any office and residential uses in upper storeys to maintain the continuous shopping function; and,
 - ii. Pedestrian linkages throughout the Industrial Conversion Area, particularly to parking areas and open space areas should be improved.
- f. Within the Industrial Conversion Area Designation the maximum building height shall be up to 12 storeys, subject to the policies of this Plan.

4.3.5 Downtown Neighbourhood Designation

Permitted Uses

- a. The Downtown Neighbourhood Designation, as identified on **Schedule C: Central Area Plan**, is located at the edge of the Central Area and provides a transition between these areas and the residential neighbourhoods adjacent to and just outside of the Central Area. The Downtown Neighbourhood Designation recognizes that transitional areas exhibit a diversity of land uses which are compatible with residential uses. Permitted uses on lands identified as Downtown Neighbourhood Designation, may include the following, subject to the policies of this Section:
 - i. Low-rise residential uses, including live-work units;
 - ii. Home occupations;
 - iii. Small-scale retail and **service commercial uses**;
 - iv. Artisan studios, galleries and associated retail sales facilities;

- v. Small-scale business, government and professional offices;
- vi. Small-scale tourism facilities; and,
- vii. **Public service facilities.**

Policies

- b. For the purposes of the Downtown Neighbourhood Designation, small-scale shall be defined as less than 300 square metres per individual use on a specific site.
- c. In addition to the policies for the Central Area, all development within the Downtown Neighbourhood Designation should be compatible with the character and scale (building height and massing) of existing uses in proximity. Development applications should demonstrate how they meet the following criteria:
 - i. Provide pedestrian linkages with adjacent districts, both within and adjacent to the Central Area;
 - ii. Ensure that new buildings are designed in a manner compatible with the existing buildings;
 - iii. Place developments which generate a significant amount of traffic on Arterial or Collector Roads; and,
 - iv. Recognize the natural amenities of the site, particularly sites which abut Jackson Creek and respect the Creek as a public amenity and pedestrian corridor.
- d. Within the Downtown Neighbourhood Designation the maximum building height shall be up to 3 storeys, subject to the policies of this Plan.
- f. Prior to rezoning sites for non-residential development in the Downtown Neighbourhood Designation, the City may require the approval of an Urban Design Study to ensure consistency in development standards on a block basis or larger area, rather than on individual sites.

4.3.6 Downtown Open Space Designation

Permitted Uses

- a. The Downtown Open Space Designation, as identified on **Schedule C: Central Area Plan**, recognizes the existing and potential open space areas along the Otonabee

River and Jackson Creek and the major public parks in the Central Area, such as Morrow Park. These park and open space areas are a major asset for the Central Area, and they should be maintained, enhanced and expanded wherever possible. Permitted uses within the Downtown Open Space Designation may include:

- i. Active and passive recreational uses;
- ii. Horticultural uses including community gardens, garden plots, nursery gardening;
- iii. Cemeteries;
- iv. Community or recreational centres; and,
- v. Conservation, forestry and wildlife management uses;

Policies

- b. The City will continue to make improvements within the Downtown Open Space Designation along the Downtown Area's waterfront.
- c. The development of a diverse range of public recreation, leisure, cultural and entertainment activities, in addition to supporting tourism uses, will be encouraged within the Downtown Open Space Designation.
- d. The development and redevelopment of parkland and open space within the Downtown Open Space Designation shall be in accordance with the Parkland and Open Space policies of this Plan, and should consider the following urban park hierarchy:
 - i. Urban Community Parks – intended to be greater than 8,000 square metres in size and the primary focal point of Central Area communities. These parks provide multifunctional flexible space and programming for large-scale social gatherings, festivals and civic functions, and accommodate facilities for the entire community;
 - ii. Urban Squares – intended to generally be between 1,000 and 8,000 square metres in size and play an important role in the pedestrian realm network. These parks are community focal points that should accommodate special features such as public art that add visual interest and contribute to placemaking;
 - iii. Urban Pocket Parks – intended to generally be between 75 and 1,000 square metres and may be either publicly or privately owned and publicly accessible.

These parks will generally be integrated with the surrounding built form and are small, pedestrian-friendly spaces that accommodate socializing in dense urban areas, forming part of the pedestrian realm network;

- iv. Sliver Parks – intended to small spaces, often fronting retail spaces and functioning as a substantially widened sidewalks to create plazas or forecourts. These parks may be either publicly or privately owned and publicly accessible;
- v. Courtyards – intended to be small interior or exterior spaces that are surrounded by buildings, and lined with small stores, restaurants and outdoor cafes. These parks may be either publicly or privately owned and publicly accessible and contribute to the logical wayfinding system and a fine-grained pedestrian realm network; and,
- vi. Connecting Links – outdoor walkways that may be linked with small stores, restaurants and outdoor cafes and which may be either publicly or privately owned and publicly accessible. These parks provide valuable opportunities to improve connections between the public sidewalk system and other components of the pedestrian realm network.

4.3.7 Little Lake South District Designation

Context

- a. The Little Lake South District Designation, as shown on **Schedule C: Central Area Plan**, is located along the south shoreline of Little Lake between George Street and Little Lake Cemetery. This Designation has been subject to a Land Use and Urban Design Study that resulted in specific recommendations for this area.
- b. The Little Lake South District Designation supports moderate intensification scaled to its context that brings more residents and businesses to the centre of the City. It frames views and vistas of Little Lake that, through high quality architecture and landscaping, projects a strong positive image of Peterborough. It is an important public place, which serves as a location of scenic natural beauty, a community meeting place for recreation and community events and an amenity for pedestrians and cyclists.

Principles

- c. This vision is achieved by the following land use and urban design principles:
 - i. Ensure a publicly accessible waterfront;

- ii. Enhance public spaces through landscaping and amenities;
- iii. Use public art to celebrate the area’s identity;
- iv. Preserve the role of the waterfront in community life;
- v. Preserve existing mature trees where possible;
- vi. Add additional trees and greenery while preserving views;
- vii. Ensure new development fits within its context in terms of design and transitions;
- viii. Ensure the architectural compatibility of new development with the existing character of the area;
- ix. Respect the area as an important view/vista;
- x. Control and calm traffic along Crescent Street;
- xi. Improve amenities for pedestrians and cyclists and link to broader walking and cycling networks; and,
- xii.. Promote accessibility for those with disabilities and limited mobility.

Permitted Uses/Built Forms

- d. Throughout the Little Lake South District Designation, the predominant land use is residential. The exception to this is along Lake Street. At-grade commercial uses along the Lake Street frontages are permitted.
- e. Permitted built forms are as follows:
 - i. “Sub-Area 1” is defined as the block bounded by Crescent, Romaine, George and Lake Streets. Mid-rise buildings may be permitted, transitioning in height from a maximum of 6 storeys along George and Lake Streets, to a maximum of 3 storeys at the corner of Lock and Romaine Streets; and,
 - ii. “Sub-Area 2” includes the blocks defined by Crescent, Haggart, Ware and Lock Streets, plus the half block defined by Lock Street, the former CP Rail spur-line corridor and Romaine Street. Low-rise apartments and stacked townhouse development at a scale compatible with existing detached dwellings may be permitted

- f. Garages shall not front on Crescent, Ware, Haggart and Lock Streets. Along these streets, parking and loading should only be accessed from a public rear laneway system accessed from Ware and Romaine Streets.
- g. In the Little Lake South District Designation, additional height may be considered through height bonusing to a maximum of 8 storeys for those lands that have an existing maximum height of 6 storeys, and to a maximum of 4 storeys for those lands that have an existing maximum height of 3 storeys, subject to the height bonus provisions of this Plan.

4.3.8 Jackson Creek Special Policy Area

Defined Area

- a. Within the Downtown Area there are certain lands along the Jackson Creek which are susceptible to flooding under a **Regulatory Flood**. This Plan identifies these lands on **Schedule C: Central Area Plan** with the Jackson Creek Special Policy Area. These lands are part of the historic centre of the City of Peterborough and special policies will promote the continued economic and social viability of the area.
- b. The permitted land uses within the Jackson Creek Special Policy Area will be in accordance with the policies of this Plan for the underlying land use designations, as identified on **Schedule C: Central Area Plan**.

Development Policies

- c. All buildings will be flood proofed to the **Regulatory Flood** level where practical. Where it is not technically or economically feasible or practical to flood proof to the **Regulatory Flood** level, the minimum flood proofing level will be the average of the **100 Year Flood** level and the **Regulatory Flood** level.
- d. Any building or structure shall be designed such that its structural integrity is maintained during a Regional Storm.
- e. Flood storage loss compensation for all development/redevelopment within the Special Policy Area will not be required, however, new development/redevelopment must not adversely impact existing properties upstream or downstream as a result of increasing flood levels and/or velocities.
- f. Land uses associated with substances of a chemical, hazardous or toxic nature which may pose an unacceptable threat to public safety if damaged as a result of flooding or failure of flood proofing measures, shall not be permitted below the **Regulatory Flood** level.

- g. Nursing homes, hospitals, housing for older persons, group homes for persons with **special needs**, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants shall not be permitted below the **Regulatory Flood** level.
- h. Land uses associated with services such as those provided by fire, police and ambulance stations and electrical substations which would be impaired during a flood emergency as a result of flooding, or failure of flood proofing measures, shall not be permitted below the **Regulatory Flood** level.
- i. Building services such as electrical and heating systems shall be located above the **Regulatory Flood** elevation, but where this is not possible, building services shall be flood proofed to the **Regulatory Flood** level.
- j. Basements or expansions to basements will not be permitted unless the basement is flood proofed and designed to withstand hydrostatic pressures, to the satisfaction of a Professional Engineer.

Policies for Commercial and Non-Residential Uses

- k. Development and redevelopment of commercial and non-residential structures shall be permitted provided:
 - i. The minimum lowest opening elevation shall be the **Regulatory Flood** elevation;
 - ii. Where i. is not feasible because of technical or legal reasons or would cause major disruption in the streetscape, flood proofed doors or shields or other solutions acceptable to the City of Peterborough and the Conservation Authority may be utilized; and,
 - iii. New mechanical, electrical, heating and air conditioning equipment will be located above the **Regulatory Flood** level or flood proofed to the **Regulatory Flood** level.
- l. Notwithstanding any other applicable policy of this Plan, a development which is considered a minor addition/renovation to existing commercial and non-residential structures shall be permitted provided the proposed floor level is not lower than the existing ground floor level and flood proofing measures are acceptable to the Conservation Authority and the City.

Policies for Residential Uses within Commercial Structures

- m. Development which creates residential units shall be permitted subject to the applicable policies of this Plan and shall also include the provision of safe access and safe parking.

Policies for Residential Uses

- n. Residential development and redevelopment will be permitted provided the structure is flood proofed to the **Regulatory Flood** level and:
 - i. The habitable floor space elevation of any residential dwelling unit is located above the **Regulatory Flood** level;
 - ii. Safe access and safe parking can be achieved; and,
 - iii. Mechanical, electrical, heating and air conditioning equipment are located above the **Regulatory Flood** level.
- o. Renovations to increase the number of new residential units will only be permitted where the above noted policies can be achieved.
- p. Notwithstanding any other applicable policy of this Plan, a development which is a minor addition/ renovation to buildings used solely for residential purposes shall be permitted provided floodproofing to the satisfaction of the City in consultation with the Conservation Authority is provided and the proposed floor level is not lower than the existing ground floor level.

Implementation

- q. The City will amend the Zoning By-Law to identify those lands within the Jackson Creek Special Policy Area which are subject to the Special Policy Area policies and Ontario Regulation 167/06: Regulation of development, interference with wetlands and alterations to shorelines and watercourses of the Conservation Authority.
- r. Applications for planning approvals within the Jackson Creek Special Policy Area shall not be approved until the City has been notified by the Conservation Authority that the future development arising from the application can be approved under the development, interference with wetlands and alterations to shorelines and watercourses regulation, Section 28 of the Conservation Authorities Act, as amended.
- s. Applications for site plans within the Jackson Creek Special Policy Area shall conform to the Conservation Authority permit with respect to matters under Section 41 of the Planning Act, as amended, such as lot grading and drainage.

- t. Upon completion of the foundation of the building or structure the Conservation Authority and the City may require a letter from an Ontario Land Surveyor or Professional Engineer verifying that the floor is at the required elevation.
- u. Upon completion of the building or structure, the Conservation Authority and the City may require a letter of compliance by a Professional Engineer verifying that the floodproofing measures have been implemented as required and are in conformity with the policies of this Plan.

4.4 Mixed Use Corridors

4.4.1 Introduction

Intent

- a. The Mixed Use Corridors, identified on **Schedule A: Urban Structure** have the potential to accommodate significant growth, in an intensified built form, with mid-rise and high-rise buildings and **population-related employment** uses, including community or regionally scaled retail and institutional facilities, as well as office uses. The Mixed Use Corridors also play a crucial role in defining the planned urban structure of the City and its major corridors, and in supporting a successful transit system.
- b. Mixed Use Corridors are intended to be responsive to changes in land use patterns and densities, and permit a broad range of uses depending on the location within the City's urban structure. An appropriate mix and range of commercial, retail, office, institutional and residential uses at different scales and intensities will be encouraged and supported within the Mixed Use Corridors.
- c. To promote the ability to accommodate anticipated growth and development within the Mixed Use Corridors, it is the intent of the City to ensure that:
 - i. There is a significant supply of lands identified within the Mixed Use Corridors to provide multiple opportunities for a diversified economic base that support a wide range of activities and considers the needs of existing and future residents and businesses;
 - ii. The necessary infrastructure is available to support current and projected growth and development; and,
 - iii. All development within the Mixed Use Corridors incorporates high quality design including building materials, architectural details, landscaping and signage.

Objectives

- d. The objectives of this Plan with respect to Mixed Use Corridors are to:
- i. Promote Peterborough's function as a regional service centre providing the broadest range of activities, goods and services to meet the diverse needs of its own resident population, work force, business and institutional sectors and visitors, as well as those in a wider regional area who look to Peterborough for a range and depth of facilities and functions not locally available;
 - ii. Maintain the economic vitality, and community value of Peterborough's Mixed Use Corridors by encouraging development, redevelopment and rehabilitation for a diverse range of uses;
 - iii. Undertake, by both direct municipal action and private sector incentives, a program of ongoing improvements in the Mixed Use Corridors to enhance the efficiency, convenience, safety and appearance of the Mixed Use Corridors and the activities they accommodate, including through streetscape improvements, barrier-free design, waterfront and riverside enhancement, infrastructure upgrading and by building **active transportation** infrastructure and transit facilities;
 - iv. Increase the amount and intensity of residential uses in and around the Mixed Use Corridors by supporting appropriate multi-unit residential or mixed-use development;
 - v. Require that all development within the Mixed Use Corridors be **transit-supportive** and pedestrian-oriented, incorporate high-quality design to support **active transportation**, and create a strong **public realm**;
 - vi. Allow the ongoing evolution of the retail sector within the Mixed Use Corridors to occur with a minimum of policy interventions with respect to the amount and type of space/facilities; and,
 - vii. Encourage new development to accommodate a mix of uses, including higher density forms of housing, institutional, community and **service commercial uses** to support the development of **complete communities** and high quality **public realms**, and provide locations for service-oriented commercial activities easily accessible to the surrounding communities by a range of transportation modes.

Designations

- e. The Mixed Use Corridors identified on **Schedule A: Urban Structure** are further subdivided into the following land use Designations that are identified on **Schedule B: Land Use Plan**:
 - i. Major Mixed-Use Corridor Designation; and,
 - ii. Minor Mixed-Use Corridor Designation.

4.4.2 Major Mixed-Use Corridor Designation

Intent

- a. The lands within the Major Mixed-Use Corridor Designation are intended to represent a key commercial component of the Urban Structure, and will be designed as focal points for major retail and other associated commercial development. This Plan focuses on broadening the mixture of land uses within the Major Mixed-Use Corridor Designation, and promoting good urban design and high quality architecture and landscapes. Lands within the Major Mixed-Use Corridor Designation are considered to be key destinations for the existing and planned transit system.

Permitted Uses

- b. Permitted uses on lands designated as Major Mixed-Use Corridor, as identified on **Schedule B: Land Use Plan**, may include:
 - i. Retail, **service commercial uses** and restaurants of all types and scales;
 - ii. Auto-focused uses such as gas bars, car wash facilities and vehicle repair shops, but not including vehicle rental or sales facilities;
 - iii. Commercial, medical, social service, administrative, government and institutional office uses of all types;
 - iv. Mid-rise and high-rise residential uses, including live-work units and communal or **special needs** housing;
 - v. Hotels and motels, including ancillary uses;
 - vi. Convention/conference facilities;
 - vii. Recreational facilities, including private athletic clubs;
 - viii. Places of worship;

- ix. Day care facilities;
- x. **Public service facilities;**
- xi. Home occupations;
- xii. Funeral homes; and,
- xiii. Parking facilities at-grade and/or in structure.

Development Policies

- c. Buildings and sites throughout the Major Mixed-Use Corridor Designation may develop as comprehensively planned commercial centres, consisting of individual buildings or multi-unit buildings. New development is encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the Designation in general, but also on individual development sites, and within individual buildings. Uses within stand-alone buildings are also permitted, unless specified otherwise within the policies of this Plan, or by the Zoning By-Laws.
- d. Permitted office and residential uses shall be permitted in stand-alone buildings, but are encouraged to locate in the upper storeys of a mixed-use building/development. They may be located on individual sites, or form part of a larger, comprehensively planned site. Permitted office uses shall not exceed 1,000 square metres of Gross Floor Area in any one building.
- e. Development in the Major Mixed-Use Corridor Designation shall generally be part of a comprehensively planned project with some common parking and/or loading facilities and shared ingress and egress. Freestanding buildings are also permitted on individual sites, provided they do not adversely affect access or traffic circulation within the broader Major Mixed-Use Corridor Designation.
- f. Within the Major Mixed-Use Corridor Designation, the minimum building height shall be 2 storeys and the maximum building height shall be 8 storeys. Notwithstanding the identified maximum height limit, additional building height may be considered by the City on a site by site basis, to a maximum total building height of 12 storeys, subject to the height bonus provisions of this Plan and where community benefits have been secured in exchange for additional height. Further, the City may focus its use of the height bonus provisions of this Plan on locations where additional building height may enhance the distinction and landmark quality of corner buildings or visual terminus sites or may accentuate the visual prominence of a site.
- g. The City acknowledges several key intersections in the City that have the potential to reinforce a community hub or gateway through intensification, the design of adjacent

buildings and improvements to the **public realm**. As such, the City will encourage higher density development and/or higher quality **public realm** at the following intersections:

- i. Lansdowne Street/Clonsilla Avenue;
 - ii. Lansdowne Street/Ashburnham Drive;
 - iii. Clonsilla Avenue/Sherbrooke Street;
 - iv. Parkhill Road/Water Street/George Street; and,
 - v. Chemong Road/Towerhill Road.
- h. When considering an application for a development within the Major Mixed-Use Corridor Designation, the following shall be considered:
- i. The landscape, built form and functional character of the surrounding community is enhanced;
 - ii. No undue, adverse impacts are created on adjacent properties in the vicinity;
 - iii. Significant **natural heritage features** and their associate ecological and hydrologic functions are appropriately protected;
 - iv. Identified on-site or adjacent **cultural heritage resources** are appropriately conserved and compatibility with the heritage built form is achieved;
 - v. The height and massing of nearby buildings is appropriately considered, and buffers and/or transitions in height density to adjacent properties are implemented, where necessary;
 - vi. On-site amenity space is provided and it is reflective of the existing patterns of private and public amenity space in the vicinity, except where deviating from existing patterns will make a positive contribution to the built form of the City;
 - vii. Streetscape patterns, including block lengths, setbacks and building separations are maintained;
 - viii. Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no adverse impacts on the City's sewer, water, stormwater management and transportation systems; and,

- ix. Higher priority is generally given to locating at-grade, active commercial uses at an intersection with a Collector or Arterial Road and corner properties rather than locating these commercial uses at mid-block locations.

- i. Development within the Major Mixed-Use Corridor Designation will have regard for an adjacent land use or area, with respect to existing built form, building mass, height, setbacks, scale, orientation, landscaping, and visual impact. As such, where a development in the Major Mixed-Use Corridor Designation abuts a low-rise or mid-rise residential use, the City shall moderate the height of new development through the application of generally a 45 degree angular plane, setbacks, step backs and/or landscape buffer requirements.

- j. Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. To promote a high quality appearance, these facilities, except for a limited amount of visitor parking, shall generally not be located between the building(s) and Arterial Roads, or Collector Roads. Loading and garbage collection/storage facilities shall be oriented away from existing or planned residential areas by setbacks, screening, landscaping or other buffering measures. Shared access and parking among various properties is encouraged.

Exemptions may be granted from all or part of the off-street parking required by a proposed development in the Major Mixed-Use Corridor Designation in exchange for the payment of **cash-in-lieu** of parking. In addition, the City may consider reduced parking standards for any development within the Major Mixed-Use Corridor Designation, to the satisfaction of the City, and as supported by appropriate parking studies and the proximity of the subject lands to transit facilities.

- k. Sidewalks, walkways and other pedestrian facilities linking the major retail components of the development, as well as nearby transit stops and public sidewalks, shall be provided within new developments to promote and support pedestrian activity.

- l. Landscaping is required adjacent to existing or planned residential uses and abutting streets except where crossed by access points, and adjacent to existing or planned residential uses.

- m. **Public service facilities** shall be planned in coordination with land use planning and in consideration of the following:
 - i. **Public service facilities** and public services should be co-located in community hubs and integrated to promote cost-effectiveness;

- ii. Priority should be given to maintaining and adapting existing **public service facilities** and spaces as community hubs to meet the needs of the community and optimize the long term viability of public investments;
 - iii. Existing **public service facilities** that are located in or near **strategic growth areas** and are easily accessible by **active transportation** shall be the preferred location for community hubs;
 - iv. The City shall collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other **public service facilities**; and,
 - v. New **public service facilities**, including hospitals and schools, shall be located within the Settlement Areas and preference should be given to sites that are easily accessible by **active transportation**.
- n. The following locational and design features are to be applied to permitted auto-focused uses:
- i. Auto-focused uses should be limited to no more than two at any intersection;
 - ii. Outside storage associated with an auto-focused use shall be permitted where it is located behind the main building and appropriately screened from view from the street and from any adjacent residential and/or open space uses;
 - iii. Car washing facilities should be located and designed to minimize visual and noise impacts on adjacent properties; and,
 - iv. Auto-focused uses should not be located generally within 120 metres of Otonabee River/Little Lake or 200 metres of the following intersections:
 - Lansdowne Street/Clonsilla Avenue;
 - Lansdowne Street/Ashburnham Drive;
 - Chemong Road/Towerhill Road; and,
 - Parkhill Road/Water Street/George Street.
- o. The City may consider the preparation of a Community Improvement Plan to establish a vision for a defined area, identify **public realm** improvement priorities and establish incentive programs to assist the private sector in improving their properties and to encourage the intensification of the corridors in accordance with the City's planned urban structure.

- p. Development in the Major Mixed-Use Corridor Designation shall be subject to Site Plan Approval and the City will encourage a high standard of urban design. The City will encourage a high standard of design and will continue to rely on the Nodes, Corridors and Downtown Urban Design Guidelines as a basis for the evaluation of Site Plan Applications, where applicable. The City may develop further design guidelines to assist land owners in preparing development plans, and to be used as a basis for the evaluation of site plan applications. The City may also utilize Site Plan Approval to ensure appropriate building materials, colours and architectural details, subject to City adopted guidelines.

4.4.3 Minor Mixed-Use Corridor Designation

Intent

- a. The Minor Mixed-Use Corridor Designation recognizes areas that are primarily low-rise residential, but that also function as part of the connective spine of the City. Minor Mixed-Use Corridors provide a significant opportunity for creating vibrant, pedestrian and **transit-oriented** places through investment in infrastructure, as well as modest residential intensification, infill and redevelopment, with particular attention to the adjacent context.
- b. Areas that are designated Minor Mixed-Use Corridor are evolving, and will continue to evolve over time. These corridors are expected to accommodate limited intensified development, while maintaining a broad mix of compatible land uses that support investment in transit and the achievement of **complete communities**.

Permitted Uses

- c. Permitted uses on lands designated as Minor Mixed-Use Corridor, as identified on **Schedule B: Land Use**, may include:
 - i. Small scaled commercial, medical, social service, administrative, government and institutional office uses of all types;
 - ii. Low-rise and mid-rise residential uses, including live-work units;
 - iii. **Secondary suites;**
 - iv. Home occupations;
 - v. Bed and Breakfast establishments;
 - vi. **Neighbourhood supportive uses**, including **small-scale food stores**; and,

vii. **Public service facilities.**

General Development Policies

- d. Buildings and sites throughout the Minor Mixed-Use Corridor Designation are encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the Designation in general, but also on individual development sites, and within individual buildings. Uses within stand-alone buildings are also permitted, unless specified otherwise within the policies of this Plan or by the Zoning By-Law.
- e. Development within the Minor Mixed-Use Corridor Designation shall conform with the applicable policies within the Residential Designation, except where more specific policy direction is provided by this Section. Where there is a conflict between the policies of the Residential Designation and the policies of this Section, the policies of this Section shall prevail.
- f. Development in the Minor Mixed-Use Corridor Designation shall generally be part of a comprehensively planned site, where a grouping of permitted uses function with some common parking and/or loading facilities and shared ingress and egress. Freestanding buildings are also permitted on individual sites, provided they do not adversely affect access or traffic circulation within the broader Minor Mixed-Use Corridor Designation.
- g. Within Minor Mixed-Use Corridor Designation, the maximum building height shall be 4 storeys. Notwithstanding the identified maximum height limit, additional building height may be considered by the City on a site by site basis, to a maximum total height of 6 storeys, subject to the height bonus provisions of this Plan and where community benefits have been secured in exchange for additional height. Further, the City may focus its use of the height bonus provisions of this Plan on locations where additional building height may enhance the distinction and landmark quality of corner buildings or visual terminus sites or may accentuate the visual prominence of a site.
- h. When considering an application for a development within the Minor Mixed-Use Corridor Designation, the following shall be considered:
 - i. The landscape, built form and functional character of the surrounding community is enhanced;
 - ii. No undue, adverse impacts are created on adjacent properties in the vicinity;
 - iii. Significant **natural heritage features** and their associate ecological and hydrologic functions are appropriately protected;

- iv. Identified on-site or adjacent **cultural heritage resources** are appropriately conserved;
 - v. The height and massing of nearby buildings is appropriately considered and buffering and/or transitions in height and density to adjacent properties are implemented, where necessary;
 - vi. On-site amenity space is provided and it is reflective of the existing patterns of private and public amenity space in the vicinity, except where deviating from the existing patterns will make a positive contribution to the built form of the City;
 - vii. Streetscape patterns, including block lengths, setbacks and building separations are maintained; and,
 - viii. Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no adverse impacts on the City's sewer, water, stormwater management and transportation systems.
- i. Development within the Minor Mixed-Use Corridor Designation will have regard for an adjacent land use or area, with respect to existing built form, building mass, height, setbacks, scale, orientation, landscaping, and visual impact. Where a development in the Minor Mixed-Use Corridor Designation abuts a low-rise or mid-rise residential use, or any lands within the Residential Designation, the City shall ensure an appropriate transition between built forms and uses, and shall moderate the height of new development through the application of generally a 45 degree angular plane, setbacks, step backs and/or landscape buffering requirements.
 - j. Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. Front yard parking will not be permitted for non-residential uses and mid-rise residential uses and parking and servicing areas shall be located at the rear or side of the building and not visible from the street. The parking and servicing areas must further be set back and appropriately buffered from existing or planned residential areas.
 - k. **Public service facilities** shall be planned in coordination with land use planning and in consideration of the following:
 - i. **Public service facilities** and public services should be co-located in community hubs and integrated to promote cost-effectiveness;
 - ii. Priority should be given to maintaining and adapting existing **public service facilities** and spaces as community hubs to meet the needs of the community and optimize the long term viability of public investments;

- iii. Existing **public service facilities** that are located in or near **strategic growth areas** and are easily accessible by **active transportation** shall be the preferred location for community hubs;
 - iv. The City shall collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other **public service facilities**; and,
 - v. New **public service facilities**, including hospitals and schools, shall be located within the Settlement Areas and preference should be given to sites that are easily accessible by **active transportation**.
- l. The City may consider the preparation of a Community Improvement Plan to establish a vision for a defined area, identify **public realm** improvement priorities and establish incentive programs to assist the private sector in improving their properties and to encourage the intensification of the corridors in accordance with the City’s planned urban structure.
- m. Development in the Minor Mixed-Use Corridor Designation shall be subject to Site Plan Approval and the City will encourage a high standard of urban design. The City will encourage a high standard of design and will continue to rely on the Nodes, Corridors and Downtown Urban Design Guidelines as a basis for the evaluation of Site Plan Applications, where applicable. The City may develop further design guidelines to assist land owners in preparing development plans, and to be used as a basis for the evaluation of site plan applications. The City may also utilize Site Plan Approval to ensure appropriate building materials, colours and architectural details, subject to City adopted guidelines.

4.5 Employment Districts

4.5.1 Introduction

Intent

- a. Peterborough’s local economy continues to evolve, and needs to be diverse and adaptable to changing trends. The City places a high priority on the protection of its Employment Districts, identified on **Schedule A: Urban Structure**, to preserve its long-term economic health and vitality. Having an appropriate supply of designated land intended to accommodate employment generating land uses is critical to the economic health and fiscal sustainability of the City.
- b. Employment Districts recognize areas with significant existing industrial development, and which may accommodate new, potentially intensified industrial

and supportive uses. The potential for a diversity of uses within the identified Employment Districts requires a recognition and understanding of the diverse circumstances to satisfy the needs of the various users and the community at large. The Employment Districts are expected to provide opportunities for business and commerce, and industrial development. These lands are intended to provide adequate lands for the future needs of this aspect of Peterborough's economy over the time horizon of this Plan.

- c. The redevelopment of outmoded industrial uses to other compatible uses, particularly in conjunction with the Mixed Use Corridors, is contemplated and may be considered where such proposed uses are deemed compatible with surrounding uses, and in conformity with the policies of this Plan.

Objectives

- d. The objectives of this Plan with respect to Employment Districts are to:
 - i. Provide opportunities for a diversified economic base which supports a healthy, stable economy and enhances employment opportunities;
 - ii. Ensure that an adequate supply of employment land is designated to maintain a reasonable vacancy rate and that the necessary infrastructure is provided to support current and projected needs;
 - iii. Optimize the efficient use of existing and new infrastructure and land for employment growth through redevelopment, infill and intensification and facilitate the development of **transit-supportive** built forms;
 - iv. Improve the functional relationship and compatibility between industrial establishments and other adjacent uses, including through urban design, streetscaping and an enhanced **active transportation** network;
 - v. Protect Employment Districts from the encroachment of non-employment or auxiliary activities which may undermine their stability by impacting land values, or by the imposition of physical and operational restrictions on employment uses and development; and,
 - vi. Allow flexibility in the range of permitted uses in older industrial areas in transition, while ensuring the protection of the viability of existing uses.

Designations

- e. The Employment Districts include the following land use Designations:

- i. Employment Area Designation; and,
- ii. Employment Land Designation.

General policies applicable throughout the Employment Districts

- f. Business operations within the Employment Districts are to be protected from intrusions of sensitive land uses that may restrict the operations of existing or planned industrial land users in accordance with the Provincial Land Use Compatibility Guidelines. Residential uses, **major office** uses, major institutional uses and major retail uses are not permitted in the Employment Districts.
- g. All permitted development within the Employment Districts shall be conducted in a manner that prevents pollution from smoke, noise, vibration, odour, dust or other forms of pollution, and be in compliance with all applicable municipal and Provincial policies, standards and guidelines.
- h. Building design, location and treatment should be compatible with surrounding uses. Buildings are expected to present a best face forward design approach, particularly adjacent to the Highway 115 and Arterial Roads, to heighten the aesthetic appeal of the location and the surrounding area, including the use of landscaping.
- i. Adequate parking, loading and garbage collection/storage facilities will be provided on site. To promote a high quality appearance, these facilities, except for a limited amount of visitor parking, should generally not be located between the building(s) and the street. Shared access and parking for adjacent developments is encouraged, together with shared internal roadways, to reduce the need to use local streets. Notwithstanding the above, surface parking should be minimized where possible, and alternative transportation solutions should be considered.
- j. Adequate visual screening between the uses permitted in the Employment Districts and adjacent residential and open space uses shall be provided.
- k. Outside storage or display areas may only be permitted provided that they are properly screened from public view, and shall be subject to the following:
 - i. All storage areas shall be located away from any adjacent existing residential and/or open space uses, or have adequate buffers that will visually screen the storage area from adjacent lands;
 - ii. All buffers, fencing and screening shall visually enhance the site, and shall be of permanent construction; and,

- iii. Where natural landscaping is utilized it shall be of adequate size to appropriately screen the storage area when it is installed.
- l. The City will encourage the design and built form of new development to be transit supportive, compact and pedestrian-friendly.
- m. In reviewing development applications, the City shall have regard for:
 - i. The appearance of frontages, in terms of building design and materials, landscaping, signs and accessory structures;
 - ii. Access location and design, parking area screening, and the layout of loading and truck manoeuvring areas;
 - iii. The location and screening of any permitted open storage areas;
 - iv. The exposure of industrial developments and activities to more sensitive abutting land uses;
 - v. Effective integration of any accessory uses, particularly accessory retail components; and,
 - vi. Sustainable design elements.
- n. Development within the Employment Districts shall be subject to Site Plan Approval, in accordance with the policies of this Plan.

4.5.2 Employment Area Designation

Intent

- a. The Employment Area Designation generally applies to the City's inventory of large modern business parks, typically along the Highway 115 and the rail corridor. Lands within the Employment Area Designation shall include clusters of business and economic activities including, but not limited to, manufacturing, warehousing, and associated retail and ancillary facilities. It is intended that development within the Employment Area Designation will exhibit a high standard of building design and landscaping, and accommodate a full range and mix of employment generating land uses.

Permitted Uses

- b. Permitted uses within the Employment Area Designation, as identified on **Schedule B: Land Use Plan**, may include:

- i. Manufacturing in wholly enclosed buildings;
- ii. Warehousing and distribution centres;
- iii. Pharmaceutical uses in wholly enclosed buildings;
- iv. Research and development facilities, including data processing businesses;
- v. Business service establishments; and,
- vi. Limited retail sales of products manufactured, processed or assembled on the premises.

Development Policies

- c. This Plan specifically protects the Employment Area Designation for future economic growth and development, recognizing their limited supply and the important contribution that these lands make to the City's economy. To ensure the long-term protection of the existing Employment Area Designation, amendments to this Plan that have the effect of reducing the extent of any Employment Area Designation can only be considered at the time of a Municipal Comprehensive Review.
- d. The City may only consider Employment Area Designation conversions through a Municipal Comprehensive Review process. In considering such a request, it shall be demonstrated to the satisfaction of the City that:
 - i. There is a need for the conversion;
 - ii. An analysis of the City-wide supply of, and demand for lands within the Employment Area Designation identifies a long-term oversupply of lands in the Employment Districts, and in each Employment District Designation;
 - iii. An analysis of the City-wide supply of, and demand for the proposed land use identifies a shortfall in the inventory of land for the proposed use;
 - iv. The City will continue to meet its allocated employment forecasts, as well as the density and intensification targets and any other applicable policies of the Province and/or City;
 - v. The conversion will not adversely affect the overall viability of the adjacent Employment District lands;

- vi. The conversion will not create a land use conflict and/or assists the City in resolving an existing, defined land use conflict;
 - vii. There is existing or planned infrastructure and **public service facilities** to accommodate the proposed conversion; and,
 - viii. Cross-jurisdictional issues have been considered.
- e. The City, upon considering the establishment of new employment uses in existing **Employment Areas** and the extension of **Employment Areas**, shall encourage such uses in locations which:
- i. Take advantage of existing and proposed transportation facilities including main goods movement facilities and corridors and public transit;
 - ii. Can be provided with sewer, water and other municipal services; and,
 - iii. Can be appropriately separated and buffered from residential development in accordance with Land Use Compatibility Guidelines established by the Province.

4.5.3 Employment Land Designation

Intent

- a. The Employment Land Designation represents existing pockets of older industrial development that are integrated into the historic fabric of the City. The Employment Land designated lands play an important role in the economy of the City, but it is recognized that, given their location in proximity to residential neighbourhoods or other sensitive land uses, some existing businesses may be better served in the long-term in a more modern location within one of the City's **Employment Areas**.

Permitted Uses

- b. Permitted uses within the Employment Land Designation, as identified on **Schedule B: Land Use Plan**, may include:
 - i. Manufacturing in wholly enclosed buildings;
 - ii. Artisan studios, galleries and associated retail sales facilities;
 - iii. Micro-breweries and micro-distilleries and associated retail sales and hospitality facilities;

- iv. Research and development facilities, including data processing businesses;
- v. Recreational facilities and health clubs;
- vi. Business service establishments;
- vii. Auto-focused uses, including gas bars, car wash facilities, vehicle repair shops and vehicle rental/sales facilities;
- viii. Limited retail sales of products manufactured, processed or assembled on the premises; and,
- ix. Contractor and construction premises.

Development Policies

- c. The following locational and design features are to be applied to permitted auto-focused uses:
 - i. Gas bars should be limited to no more than two at any intersection; and,
 - iii. Car washing facilities should be located and designed to minimize visual and noise impacts on adjacent properties.
- d. Notwithstanding the policies of this Plan, where appropriate and where negative impacts will not result, the integration of lands in the Employment Land Designation with adjacent non-**employment areas** should be encouraged to develop vibrant, connected and Mixed-Use areas and to ease the transition between different uses.
- e. An application for conversion of a site or area identified as Employment Land on **Schedule B: Land Use Plan** shall be considered through an Official Plan Amendment accompanied by a study that demonstrates to the satisfaction of the City that:
 - i. The conversion will not adversely affect the overall viability of the adjacent Employment District lands;
 - ii. The application has considered the opportunity to replace the jobs that the subject site/area accommodates, or has the potential to accommodate;
 - iii. The application provides opportunities on the subject site/area for the accommodation of other employment generating land uses that may be appropriate to mitigate the defined impact on adjacent sensitive land uses;

- iv. The conversion will not create a land use conflict and/or assists the City in resolving an existing, defined land use conflict; and,
- v. There is existing or planned infrastructure and **public service facilities** to accommodate the proposed conversion.

4.6 Natural Heritage System

4.6.1 Introduction

Intent

- a. The City recognizes the important contribution that **natural heritage features** and their associated ecological functions make to the community's unique identity and to the creation of a vibrant, livable City. The **Natural Heritage System** is made up of wetlands, woodlands, valleylands, watercourses, significant wildlife habitat, areas of natural and scientific interest and the linkages between **natural heritage features**. Benefits provided by a functional **Natural Heritage System** include, but are not limited to: flood moderation, erosion control, air quality improvements, pollination services, genetic resources, recreation opportunities and human health. The intrinsic value of natural areas and the flora and fauna that inhabits natural areas are highly valued by the community. Further, it is acknowledged that water and wetlands are sacred and are of utmost importance culturally, physically, emotionally, and spiritually to the Michi Saagig Nation.
- b. Developing a **Natural Heritage System** approach is the preferred method to protecting **natural heritage features** and their associated ecological functions. A **Natural Heritage System** approach recognizes the interdependence of features and functions, and thus seeks to maintain connections among **natural heritage features**, so that their existing ecological functions are maintained or enhanced. In this Natural Heritage System, the existing patterns of natural heritage features have been incorporated along with the identification of Regional Connections on **Schedule E: Natural Heritage and Environmental Constraints** which provide general pathways of connectivity between the City's **Natural Heritage System** and the regional Natural Heritage System for the Growth Plan. Protecting an interconnected system can facilitate adaptations that contribute to the resiliency of habitats and organisms when faced with threats associated with a changing climate.
- c. The **Natural Heritage System** ensures that an appropriate balance is struck between protecting the key elements of the natural environment and the need to accommodate and manage future growth in a sustainable and healthy environment.
- d. It is the intent of this Plan that a comprehensive, functional and resilient **Natural Heritage System** is implemented through strong planning policies that identify and

maintain long-term sustainability of the valuable natural heritage resources within the City, recognizing linkages between and among **natural heritage features and areas**, surface water features and ground water features.

Objectives

- e. The **Natural Heritage System** contains significant **natural heritage features** and their associated ecological functions that are currently identified as worthy of preservation within the urban environment of the City. The **Natural Heritage System** also includes policies that identify minimum vegetation protection zones and lands which physically link the significant **natural heritage features** and their associated ecological functions in order to achieve the following objectives:
 - i. Provide opportunities for the protection from the impacts of development of all significant **natural heritage features** and their associated ecological functions that are of Provincial significance and additional natural areas which, in the view of the City, have local or regional significance or value in complementing the urban environment;
 - ii. Provide access, where appropriate, to the **Natural Heritage System** for the purposes of environmental education and nature-based recreation and integrate nature-based recreation opportunities within parks and along walking trails and bicycle routes that facilitate self-powered forms of transportation;
 - iii. Enhance connectivity between the **Natural Heritage System** and the established trail system including the Rotary Greenway Trail, Jackson Park Trail and the Trans-Canada Trail System, and establish new linear connections associated with the Bethune Street Corridor, Bears Creek, Byersville Creek and Harper Creek; and,
 - iv. Promote diversity in the approach to urban development in proximity to the **Natural Heritage System** by appropriate conservation techniques and, where they exist, the integration of significant **natural heritage features** and their associated ecological functions in ways that improve the quality of both the urban and natural environments.

Designations

- f. The **Natural Heritage System** includes the Natural Areas Designation, which comprises the environmental features that the City shall protect and conserve.

General Policies Applicable throughout the Natural Heritage System

- g. The Adjacent Lands Overlay, which is based on an approximate 120 metre setback from the boundary of the Natural Areas Designation and is identified on **Schedule E: Natural Heritage and Environmental Constraints**, is intended to act as a trigger for the completion of an Environmental Impact Study.
- h. The City will establish Environmental Impact Study guidelines in consultation with the Conservation Authority, Indigenous Communities and appropriate stakeholders to fulfill the policy requirements of this Plan.
- i. Where an application for development and/or site alteration is of a minor nature, the City in consultation with the Conservation Authority, or any other agency having jurisdiction, may waive the requirement to conduct an Environmental Impact Study, or appropriately scope the study requirements.

4.6.2 Natural Areas Designation

Intent

- a. It is the intent of the Natural Areas Designation, identified on **Schedule B: Land Use Plan**, to:
 - i. Protect the health and water quality of the Otonabee River Watershed and all of the subwatersheds within the City;
 - ii. Conserve biodiversity;
 - iii. Protect all significant **natural heritage features** and their associated ecological functions; and,
 - iv. Protect surface and underground water resources.

Levels and Components

- b. Natural Areas are designated on **Schedule B: Land Use Plan and Schedule E: Natural Heritage and Environmental Constraints** and are further articulated in **Appendix I**. In recognition of the wide spectrum of natural features that comprise the Natural Heritage System a graduated protective approach is applied that reflects the function and significance of the various system components, as follows:
 - i. Level A features are afforded the highest level of protection and the intent is to protect the form and function of these areas in situ.

- ii. Level B features are important to the overall function of the Natural Heritage System. The intent is to preserve the function that these areas provide to the Natural Heritage System while allowing some flexibility in the protection of the feature in cases where it can be demonstrated that a net gain in function can be achieved through mitigation or a compensation strategy.
 - iii. Level C features are recognized for the supporting role they provide to the Natural Heritage System. The preservation and/or replication of the function of these features either on the site or elsewhere in the City is paramount.
- c. Level A is comprised of the following natural heritage features and areas:
- i. Provincially **Significant Wetlands**;
 - ii. **Significant Woodlands**;
 - iii. Significant Valleylands;
 - iv. Provincially or Regionally Significant Life Science or Earth Science Areas of Natural and Scientific Interest;
 - v. Permanent and Intermittent Watercourses (including Little Lake);
 - vi. Habitat for Threatened or Endangered Species; and,
 - vii. Significant Wildlife Habitat within natural features.
- d. Level B is comprised of the following natural heritage features and areas:
- i. **Non-Provincially Significant Wetlands**;
 - ii. Non-Significant Woodlands greater than or equal to 0.2 hectares;
 - iii. Non-Significant Valleylands;
 - iv. Locally Significant Life Science or Earth Science Areas of Natural and Scientific Interest;
 - v. Naturally Occurring Waterbodies; and,
 - vi. Significant Wildlife Habitat within semi-natural features.
- e. Level C is comprised of the following natural heritage features and areas:

- i. All wetlands that do not otherwise qualify under Natural Heritage System Level A or Level B;
 - ii. Non-Significant woodlands that are less than 0.2 hectares in area;
 - iii. Ephemeral watercourses; and
 - iv. Significant Wildlife Habitat within or associated artificial features.
- f. Regional Connections are areas that provide a general pathway of connectivity between the Natural Heritage System and the provincial Natural Heritage System for the Growth Plan for the Greater Golden Horseshoe. They are illustrated on **Schedule E: Natural Heritage and Environmental Constraints**. It is the intent that the connectivity function be maintained and where possible enhanced in the vicinity of these areas.
- g. Proximity Linkages occur where Natural Heritage System Level A and Natural Heritage System Level B features occur within 60 metres of each other and a functional linkage (i.e. free of barriers) is present. The intent is that these areas are to be treated in a manner similar to Level B Natural Heritage System features. In the instance of land development, the function may be addressed through various solutions established through site specific investigation and an Environmental Impact Study to determine the location and dimensions best suited to the Natural Heritage System function.
- h. Lands within the Natural Areas Designation are not intended to represent an exhaustive inventory of **natural heritage features** and their associated ecological functions. Additional features and functions may be added to the Designation as more detailed information becomes available. Such information may be incorporated as part of a regular update of this Plan or by Official Plan Amendment. In addition, the City may:
- i. Undertake studies and use environmental data collected through planning studies, environmental assessments, development applications, and other means, to maintain and update the inventory of **natural heritage features** and their associated ecological functions; and/or,
 - ii. Work with other levels of government, the Conservation Authority, local First Nations and the community to gather data on **natural heritage features** and their associated ecological functions and support education, outreach and landowner stewardship programs.

Permitted Uses

- d. Permitted uses, subject to the results of an Environmental Impact Study, on lands designated Natural Areas may include:
 - i. Conservation uses;
 - ii. Trails and other associated passive recreational opportunities and facilities that do not require substantial site alterations;
 - iii. Buildings or structures appropriate and supportive of trails and other associated passive recreational opportunities and facilities;
 - iv. Buildings or structures necessary for flood or erosion control; and,
 - v. Existing lawful uses, restricted to their geographic location as of the date of the passing of this Plan.
- e. The establishment of any permitted use shall demonstrate, through the required Environmental Impact Study, conformity with the below criteria for the applicable Level:
 - i. For Level A features, notwithstanding the permitted uses identified in (d), an Environmental Impact Study shall consider the protection of features and functions associated with the Natural Heritage System as paramount.
 - ii. For Level B features, additional uses may be considered where it can be demonstrated to the satisfaction of the City, in consultation with the Conservation Authority and any other agency having jurisdiction:
 - That there is no negative impact to the function of the features within the overall Natural Heritage System;
 - That a net gain of Natural Heritage System function will be achieved through compensation; and,
 - That conformity with provincial and federal policies/regulations is achieved.
 - iii. For Level C features, additional uses may be considered where there is an opportunity to replicate Natural Heritage System function elsewhere within the City as well as conform with provincial and federal policies/regulations.
 - iv. For Regional Connections, additional uses that maintain or enhance connectivity within the Natural Heritage System may be considered.

- v. For Proximity Linkages, additional uses that maintain or enhance connectivity function through various solutions established through site specific investigation and an Environmental Impact Study to determine the location and dimensions best suited to the Natural Heritage System function may be considered.

- f. In addition to those permitted land uses, the extension of existing municipal infrastructure projects where the alignments or locations of those facilities have been established in this Plan, approved Secondary Plans, Plans of Subdivision and/or approved Environmental Assessments, may be permitted within lands designated as Natural Areas, subject to the application of specific mitigation measures as set out in an approved Environment Impact Study or equivalent.

- g. Notwithstanding the list of permitted uses, nothing in this Plan requires that every permitted use be permitted on every site. The Zoning By-Law shall establish the appropriate range of permitted uses on a site specific or area wide basis. Further, the full range of permitted uses may not be permitted in instances where the location is subject to area specific policies contained in this Plan.

Development Policies

- h. When an Environmental Impact Study or other land use planning document has determined the need for a minimum vegetation protection zone (or buffer), the minimum vegetation protection zone area shall be added to the Natural Areas Designation to protect its ecological and hydrological functions.

- i. A minimum vegetation protection zone shall be established in accordance with Table A. Where an Environmental Impact Study establishes the need for a vegetation protection zone that exceeds the standard in **Table A**, the larger recommended protection zone shall be established.

Table A: Natural Heritage Feature Minimum Vegetation Protection Zones

Feature	Minimum Vegetation Protection Zone Width
Provincially Significant Wetlands	30 metres
Non-Provincially Significant or Unevaluated Wetlands	15 metres
Woodlands	10 metres from dripline
Valleylands	10 metres
Permanent and Intermittent Watercourses (Cool/Cold Water)	30 metres
Permanent and Intermittent Watercourses (Warm Water)	15 metres

Naturally Occurring Waterbodies	15 metres
Significant Wildlife Habitat	To be determined through an Environmental Impact Study
Provincially or Regionally Significant Life Science or Earth Science Areas of Natural and Scientific Interest	To be determined through an Environmental Impact Study
Habitat for Threatened or Endangered Species	To be determined through application of the appropriate legislation

- j. No buildings or structures, nor the removal or placing of fill of any kind whether originating on the site or elsewhere, may be permitted within the Natural Areas Designation, except with the approval of the City, in consultation with the Conservation Authority and any other agency having jurisdiction. Where development and/or site alteration is proposed within the Natural Areas Designation, the City shall require that an Environmental Impact Study be prepared that demonstrates conformity with the requirements consistent with the Natural Heritage System Level that may be affected.
- k. Where fish habitat and/or the habitat of endangered species and/or the habitat of threatened species are identified, the required Environmental Impact Study shall ensure that all Provincial and Federal requirements have been satisfied.
- l. Existing legal non-conforming uses within the Natural Areas Designation are permitted and may be replaced if destroyed by natural causes. An application for the expansion or enlargement of such structures and uses may be considered by the City, subject to the submission of an Environmental Impact Study, in consultation with the Conservation Authority and any other agency having jurisdiction. The application shall demonstrate conformity with the requirements consistent with the Natural Heritage System Level that may be affected.
- m. The removal or destruction of a key **natural heritage feature** or any associated ecological function by unauthorized development or site alteration is prohibited. Such removal or destruction will not provide the rationale for the removal of these lands from the Natural Areas Designation. Restoration, to the satisfaction of the City, in consultation with the Conservation Authority and any other agency having jurisdiction, will be required where the removal or destruction of a key **natural heritage feature** or any associated ecological function by unauthorized development or site alteration has occurred.
- n. Significant changes to the Natural Areas Designation may only be considered through an Official Plan Amendment supported by an Environmental Impact Study.
- o. Minor adjustments to the boundary of the Natural Areas Designation in accordance with the Level classification may be facilitated through an Environmental Impact

Study without the need to amend this Plan. Where a minor adjustment to the boundary of the Natural Areas Designation is approved by the City, in consultation with the Conservation Authority and any other agency having jurisdiction, the adjacent land use Designation as identified on **Schedule B: Land Use Plan** shall apply, without the need to amend this Plan.

- p. Lands within the Natural Areas Designation may be dedicated to the City or other public authority, subject to the approval of the City, without cost and shall not be considered as part of the required parkland dedication.
- q. The City, in coordination with appropriate parties, will evaluate all of the wetlands within the City following the Ontario Wetland Evaluation System for Southern Ontario to determine significance.
- r. Where a negative impact is unavoidable within a Level B Natural Heritage System feature, then the City at its sole discretion, and in consultation with the **Conservation Authority** and any other agency having jurisdiction, may accept a compensatory mitigation approach. Where compensatory mitigation is proposed, development and site alteration will only be considered if it can be demonstrated that a **net gain** of Natural Heritage System function will be achieved through compensation (e.g., replacement, restoration, and/or enhancement) as well as conformity with provincial and federal policies/regulations.
- s. Where the proposed establishment of any permitted use within a Level C Natural Heritage System feature is anticipated to result in a negative impact, the City at its sole discretion, and in consultation with the **Conservation Authority** and any other agency having jurisdiction, may accept an approach that replicates the functions to be removed elsewhere within the City, in conformity with provincial and/or federal requirements.

4.6.3 Adjacent Lands Overlay

Intent

- a. The intent of the Adjacent Lands Overlay is to trigger the requirement for the preparation of an Environmental Impact Study in conjunction with applications for development.
- b. The area included within the Adjacent Lands Overlay includes all areas that are within 120 metres and abutting the Natural Areas Designation and is shown on **Schedule E: Natural Heritage and Environmental Constraints**. Areas within the Adjacent Lands Overlay may have associated ecological functions or linkages that are important to the long-term health of the **natural heritage features** within the **Natural Heritage**

System. As an Overlay Designation, the policies in this Section of this Plan must be read in conjunction with the policies of the associated underlying land use Designation that is identified for any specific site, on **Schedule B: Land Use Plan**.

Permitted Uses

- c. The uses permitted on any specific site or area within the Adjacent Lands Overlay may include those land uses permitted by the underlying land use Designation, as identified on **Schedule B: Land Use Plan**, subject to the results of the required Environmental Impact Study.
- d. Notwithstanding c. above, underlying land use Designations do not imply any development rights on any property until the results of the required Environmental Impact Study are known, and the City is satisfied that any development proposed conforms with the requirements of the Natural Heritage System Level that may be affected.
- e. In addition to any permitted land uses, the extension of existing municipal infrastructure projects where the alignments or locations of those facilities have been established in this Plan, approved Secondary Plans, Plans of Subdivision and/or approved Environmental Assessments, may be permitted within lands delineated as within the Adjacent Lands Overlay, subject to the application of specific mitigation measures as set out in an approved Environment Impact Study.
- f. The range of permitted land uses within the Adjacent Lands Overlay shall be further refined through the Zoning By-Law.

Development Policies

- g. Prior to any lands being considered for development, redevelopment or site alteration, within any area identified as within the Adjacent Lands Overlay, an Environmental Impact Study is to be undertaken by the proponent in accordance with City requirements and approved by the City in consultation with the Conservation Authority and any agency having jurisdiction.
- h. Subject to the conclusions and requirements of the required Environmental Impact Study, the subject lands may be developed in accordance with the permitted uses and development policies of the underlying land use Designation that is identified on **Schedule B: Land Use Plan**. Any changes to the extent of the **developable land area**, restrictions on any permitted land use and/or any required impact mitigation requirements identified in the Environmental Impact Statement shall be identified, implemented, regulated or otherwise secured to the satisfaction of the City.

- i. The City may facilitate the protection of any **natural heritage feature** and their associated ecological functions that are identified within the Adjacent Lands Overlay, or any lands within the Adjacent Lands Overlay that about the Natural Areas Designation through the following actions:
 - i. Designating and zoning lands to permit land uses that would be compatible with natural areas;
 - ii. 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;
 - iii. Working in co-operation with the Conservation Authority or parties interested in entering into agreements involving the voluntary stewardship of natural areas or conservation easements;
 - iv. Retaining or acquiring ownership or partial rights such as conservation easements, as a condition of development approvals to preserve and rehabilitate all or strategically significant portions of identified areas or **natural heritage features**;
 - v. Regulating the destruction or removal of trees from properties through the requirement of a permit and agreements for their replacement; and/or,
 - vi. Permitting the alteration of sites and grades on the basis of approved plans for development or explicit permission.

4.7 The Rural Transitional Area

4.7.1 Introduction

Intent

- a. This Plan recognizes that the Rural Transitional Area, identified on **Schedule A: Urban Structure** and **Schedule B: Land Use Plan**, constitutes an important component of the City's urban structure and contributes to the local economy. The Rural Transitional Area is intended to identify **excess lands** which, due to their location, physical

features or current level and type of development, are not considered as areas for urban forms of development during the planning horizon of this Plan.

- b. It is the intent of this Plan that the Rural Transitional Area will eventually accommodate urban development on full municipal services in the future and it is therefore the intention of the policies of this Plan to avoid development which might preclude or interfere with the proper and orderly urban development of these areas through appropriate study and amendments to this Plan. While it is expected that existing lawful uses may continue, no development will be permitted within these areas until the lands can be redesignated through a Municipal Comprehensive Review.

Objectives

- c. The objectives of this Plan with respect to the Rural Transitional Area are to:
 - i. Protect the potential for future urban development on full municipal services within the Rural Transitional Area, beyond the time horizon of this Plan;
 - ii. Sustain the City's Rural Transitional Area lands as longer term future growth areas while maintaining a secure, financially viable rural resource area; and,
 - iii. Prohibit development on all excess lands to the horizon of this Plan.