



OFFICIAL PLAN

Town of Lindsay

3. COMMUNITY DEVELOPMENT AND DESIGN

The urban structure of the Town is defined not only by the detailed land use policies found in Section 4 of this Plan, but also defined by the following general urban design and community development policies. These policies apply to the Town as a whole, rather than to any specific land use designation. These general policies must be reviewed in concert with the detailed land use policies, and vice-versa.

3.1 NATURAL ENVIRONMENT POLICIES

Schedule “D” illustrates environmental constraints that influence the ultimate form and structure of the Town. The lands identified on Schedule “D” are adjacent to the Scugog River, Jennings Creek and Sinister Creek and display physical hazards and/or constraints. If development occurs without regard to these constraints, loss of life, property damage or degradation of the environment may occur. Delineation of these constraints has been derived, in a conceptual manner, from mapping provided by Kawartha Conservation. While these constraints must be given due consideration in the development and redevelopment of land within the areas identified on Schedule “D”, they are not necessarily intended to preclude consideration of development proposals.

The delineation of these constraints may be refined through the preparation of an Environmental Impact Study (EIS), as required by Sections 3.1.1 and/or 3.1.2 of this Plan.

3.1.1 Hazard Lands

Schedule “D” delineates as Hazard Lands those lands that are susceptible to flooding or erosion, have steep slopes or soil instability. An EIS prepared in accordance with Section 6.4.1.1 or Section 6.4.1.2 of this Plan shall be required for all development proposals on or abutting lands identified as Hazard Lands.

Hazard Lands are subject to site plan control in accordance with Section 6.2.6 of this Plan. The site plan shall relate specifically to the implementation of the findings of the EIS. The site plan shall correctly and precisely delineate those lands impacted by flooding or erosion and identify how the proposed development and/or redevelopment will ensure no damage or degradation to the environment.

3.1.2 Environmentally Sensitive Features

Schedule “D” delineates as Environmentally Sensitive Features those areas that encompass sensitive features including spawning sites, water supply intakes or

Community Development and Design



OFFICIAL PLAN

high sensitivity water use. An EIS in accordance with Section 6.4.1.1 or Section 6.4.1.2 of this Plan shall be required for all development proposals on or abutting areas identified as Environmentally Sensitive Features.

3.1.3 Waste Disposal Assessment Areas

The identification, management and clean-up of former waste and contaminated sites are important to achieve the Goals, Principals and Objectives of this Plan. An EIS in accordance with Section 6.4.2 of this Plan shall be required for all development proposals on or abutting areas identified as Waste Disposal Assessment Area.

The Town shall be satisfied that appropriate measures have been taken to:

- a) Ensure that the active and closed waste disposal facilities are carefully managed and rehabilitated;
- b) Ensure the uses adjacent to waste disposal areas do not jeopardize public health or the environment; and
- c) Ensure the potentially contaminated sites are assessed and remediated as required, prior to any development or redevelopment.

3.1.3.1 Policies

In areas identified as a Waste Disposal Assessment Area as shown on Schedule "D", uses may be permitted in accordance with the land use designation, upon the Municipality consulting with the Ministry of Environment and/or other appropriate jurisdiction, and subject to the following policies:

- a) Written approval has been received from the Ministry of Environment, and/or other appropriate jurisdiction, that the development complies with the provisions of the *Environmental Protection Act*;
- b) The studies required by the Ministry of Environment shall be carried out to the satisfaction of the Town and County and shall demonstrate that development is compatible and can proceed without unmitigated negative impact;
- c) The Town shall require the construction and phasing of all development to coincide with the control of any problems identified by the engineering studies;
- d) The studies of gas, leachate and hydrogeology, shall be carried out by a qualified engineer; and



OFFICIAL PLAN

- e) The Town and County are satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of any and all structures.

Given the potential impacts, in areas subject to the Waste Disposal Assessment Area policies, only land uses compatible with waste disposal sites and the associated engineered controls will be permitted.

Lands within the Waste Disposal Assessment Area shall be placed in a zoning category that does not permit habitable buildings or structures as an interim or permanent use. When such areas are deemed suitable for development, a rezoning to an appropriate category may be undertaken, subject to the applicable policies of Section 6.4.2.

A parking lot, paved or otherwise, may be constructed within a Waste Disposal Assessment Area to serve an adjacent recreation facility or to act as a trail head location for a trail system. For the purpose of this Section, a municipal parking lot is deemed not to be a structure.

Park amenities, but not buildings, may be constructed on a Waste Disposal Assessment Area after the Town and County are satisfied that the soils do not pose a safety hazard to those using the park facilities.

3.2 COMMUNITY DESIGN POLICIES

The Town is committed to developing an accessible, safe, economically vibrant, environmentally responsible, pedestrian-oriented community through effective neighbourhood design and planning.

3.2.1 Established Community

Promote and maintain the existing architectural, natural, cultural, and visual character of the Town.

- a) Maintain the existing character of the Downtown Area.
- b) Conserve environmentally sensitive areas such as valleys and natural habitat areas.
- c) Conserve wood lots and heritage trees to the greatest extent possible.
- d) Develop a pedestrian and cyclist friendly network throughout the community.



OFFICIAL PLAN

- e) Identify existing cultural, architectural and natural heritage areas of the community, and develop guidelines for the preservation of those heritage districts.
- f) Maintain existing significant views and vistas within the community.
- g) Maintain and enhance attractive visual experiences along arterial roads.

3.2.2 New Development Areas

Establish new development areas as an extension of the existing community and ensure the continuance of the character of the Town within new development areas.

- a) Provide access to river and valley lands and forest areas from new development areas, where appropriate.
- b) Provide linked open space from new development to the existing community.
- c) Locate higher-density development adjacent to Provincial, County, arterial or collector roads.
- d) Establish streets as safe, active and pedestrian/cyclist friendly public spaces.
- e) Locate schools, community buildings and local parks in central locations, as highly visible focal points to establish the identity of neighbourhoods.
- f) Promote the integration of parks with community facilities such as recreation buildings, places of worship and schools.
- g) Plan public spaces to take best advantage of views and vistas.
- h) Reduce the interface between residential land use and above ground utilities.

3.2.3 Scugog River Valley

The Scugog River Valley is the Natural Heritage spine of the community.

- a) Ensure that streets provide access from neighbourhoods to the river valley.



OFFICIAL PLAN

- b) Integrate pedestrian and bicycle routes as part of the river valley and connecting streets network.
- c) Provide pedestrian access from new roads to the river valley.
- d) Associate new parks and upgraded parks as nodes along the river system.
- e) Enhance the vegetative cover alongside the river.
- f) Provide signage along the river corridor identifying natural, architectural and cultural heritage areas.
- g) Contribute to expansion of the boardwalk, which is a significant element for tourism development within the Town and to the linked park system.
- h) Continue to manage the riverfront for passive recreational use, in a phased program.

3.2.4 Parks and Open Space

Develop a continuous open space system, promote functional integration between parks, open space, schools and other public spaces and promote direct and open public access to all open space, parks and schools.

- a) Identify needs for active recreation facilities in advance of new development.
- b) Preserve existing natural areas such as wetlands and watercourses within open space blocks.
- c) Preserve woodlots and hedgerows where possible to give identity to neighbourhoods. Alignment of property lines could follow hedgerows and woodlots to prevent the need for grading at those locations.
- d) Ensure that active parks are available to every new neighbourhood, and retrofit established neighbourhoods where possible to provide active parks within a ten-minute walk or 800 metres of all residences.
- e) Where streets are used as part of the open space system, parks and open space uses should have generous frontage along streets, incorporating attractive views and vistas.
- f) Locate elementary and/or secondary schools adjacent to parks to facilitate functional integration. Schools provide opportunities for recreation and should be incorporated as part of the overall open space system.



OFFICIAL PLAN

- g) Trails should provide the connections between public open space not served by sidewalks or other paved surfaces.
- h) Seek opportunities to acquire abandoned rail lines and natural areas for trail linkages.

3.2.5 Stormwater Management Facilities

Integrate stormwater management facilities as visual amenities within the neighbourhood.

- a) Stormwater management facilities should be located in downstream areas of new developments.
- b) The facilities should be developed in accordance with provincial best management practices.
- c) Stormwater management facilities should be incorporated into the overall linked open space system, keeping in mind public safety.

3.2.6 Schools

Schools should be planned as important civic elements within the neighbourhood, both functionally and physically.

- a) Each secondary school should have sufficient street frontage along a County, arterial or collector road in order to establish their visibility and accessibility. This will facilitate car/school bus access to the schools and provide site design flexibility to accommodate vehicular circulation.
- b) Where approved by the appropriate school board, an elementary school may be permitted on a local road.
- c) Schools should be designed as interesting and attractive landmark buildings. The buildings should command strategic views and vistas to provide the residents with a strong sense of orientation and identity.



OFFICIAL PLAN

3.2.7 Streets

Develop a recognizable and interconnected local street pattern connected to the existing street pattern in an orderly fashion. Streets should be established as safe, attractive pedestrian and cyclist friendly public space. All roads should provide an attractive visual experience.

- a) Discourage reverse frontage along arterial roads to create attractive views. This can be achieved by:
 - i) Providing a service road along arterial roads with the front of the dwelling units facing an arterial road;
 - ii) Locating dwelling units so that the sides of the buildings are facing the arterial road;
 - iii) Providing alternative unit designs that orient the front door to the arterial road and provide vehicular access from local streets at the rear of the unit; and/or
 - iv) Front units onto collector roads.
- b) Noise attenuation walls should be discouraged. The construction of walls creates an undesirable visual appearance and reflects traffic noise towards the opposite sides of the roads.
- c) Incorporate a system of direct and recognizable local streets connecting to arterial or collector roads. The local streets will encourage people to walk to the arterial or collector roads, which, in turn, will direct them towards other areas of the Town.
- d) Street designs will be encouraged that minimize the use of unnecessary dead-ends.
- e) Crossings of the Scugog River should maintain views from the road for drivers, pedestrians and cyclists. The crossings should be accessible by all modes of transportation, and provide suitable separation of the modes.
- f) Plant street trees within the street rights-of-way to provide rhythm to the street. Every effort should be taken to ensure that there is no conflict between these plantings and above ground or underground utilities.
- g) Provide lighting within the street for safety and security.



OFFICIAL PLAN

- h) Gateways to the Town and between land uses will provide appropriate identifiers and reflect the unique and special character of the Town.
- i) Gated residential neighbourhoods shall be discouraged. Identity of neighbourhoods should be established by building massing, setbacks and architectural styles and materials.

3.2.8 Commercial Areas

Enhance the commercial areas of the Town through excellence in urban and architectural design and by providing convenient access.

- a) Strategically locate commercial areas to be convenient to residents.
- b) Locate accesses conveniently to encourage alternative forms of transportation.
- c) Differentiate between the Downtown Area and other commercial and mixed-use areas by means of setbacks, building mass, required parking and property/site areas.
- d) Architectural typology and building materials should be drawn from the existing heritage of the community or from surrounding neighbourhood architecture, to provide connectivity and identity.

3.2.9 Pedestrians and Cyclists

Develop a pedestrian and cyclist friendly urban structure that is accessible.

- a) Provide connecting trails to encourage alternative forms of transportation.
- b) Where possible separate vehicular and cycling trails.
- c) Adopt cycling guidelines for on-street cycling lanes.
- d) Encourage the development of sidewalks on all new streets.
- e) Develop a continuous system of bicycle routes within the Town, connecting neighbourhood to the Town boundaries.
- f) Define a style of street furnishings that should include shared and accessible bicycle racks, garbage receptacles, benches and street lamps to be used in all new developments. Conveniently locate benches to provide rest areas, particularly on significant pedestrian routes.



OFFICIAL PLAN

Town of Lindsay

3.3 HERITAGE CONSERVATION POLICIES

3.3.1 General

Conservation of the Town's heritage resources, including buildings, structures, monuments or artifacts of historic and/or architectural value or interest, and areas of unique, rare urban composition, streetscape, landscape or archaeological value or interest is important. It is the intent of the Town to coordinate these conservation efforts with comprehensive planning needs in order to benefit the community.

In addition to conservation, the Town is committed to helping the public develop an understanding and appreciation for the historic development of the Town. The Town intends to encourage and foster public awareness, participation and involvement in the preservation, restoration and utilization of heritage, through the implementation of the following policies.

3.3.2 Policies

It is the policy of the Town that:

- a) New development and re-development permitted by the policies and land use designations of this Plan shall have regard for heritage resources and shall, wherever feasible, incorporate these resources into any plan that may be prepared for such new development or re-development within the municipality.
- b) Council may restore, rehabilitate, enhance and maintain heritage properties owned by the municipality in fulfilment of the heritage objectives and policies. Where feasible, relevant by-laws, programs and public works undertaken by the municipality should conform to and further the heritage objectives and policies.
- c) Council will require the preparation of an archaeological assessment and the preservation or rescue excavation of significant archaeological resources that might be affected by any future development, in co-operation with the Ministry of Citizenship, Culture and Recreation or other appropriate agency. For a proposed development within an area of archaeological potential, an archaeological assessment shall be required prior to registration of a plan of subdivision or prior to execution of a site plan agreement.
- d) Council shall encourage the conservation and protection of cultural heritage resources or the mitigation of adverse effects on cultural heritage

Community Development and Design



OFFICIAL PLAN

resources in conditions of consent and subdivision approval and agreements.

- e) In areas considered to be of architectural or historical value, Council shall encourage the preservation of the architectural or historical building or site to be included in proposals for redevelopment, intensification or infill.
- f) Council may consider amendments to the Comprehensive Zoning By-law, including increased density provisions that would enable the restoration of a historical facility.
- g) Council shall ensure the preservation of significant built heritage resources and cultural heritage landscapes.

3.3.3 Heritage Conservation Districts

The *Ontario Heritage Act* will be utilized to conserve, protect and enhance the Town's cultural heritage resources. This may include the designation of individual properties and the designation of a group or groups of properties as Heritage Conservation Districts.

Prior to the designation of a Heritage Conservation District or Districts, Council will prepare and adopt a Heritage Conservation District Plan in accordance with the guidelines established by the Ministry of Citizenship, Culture and Recreation.

3.3.4 Local Architectural Conservation Advisory Committee

A Local Architectural Conservation Advisory Committee prepares, publishes and monitors an inventory of heritage resources; undertakes public awareness programs; and advises Council with respect to the implementation of the provisions of this Section. Council shall not give notice of its intention to designate a property or to repeal a By-law designating a property or part thereof, without first having consulted its Local Architectural Conservation Advisory Committee.

The Local Architectural Conservation Advisory Committee shall act in a review and advisory capacity during the planning process to assist in the accomplishment of heritage conservation goals.

Council may utilize any government programs available to assist in the implementation of heritage conservation policies. Council may pass by-laws providing for the making of a grant or loan to the owner of a property designated under the Act, for the purpose of paying for the whole or any part of



OFFICIAL PLAN

the cost of alteration of such designated property on such terms and conditions as Council may prescribe.

An inventory of the Town's heritage resources shall be maintained using an evaluation process relevant to the on-going evaluation of the community, to be used as a guide for policy formulation. The following criteria will be used in determining the historic or architectural value of heritage resources included or proposed to be included in the inventory:

- a) The architectural significance of any building(s) in terms of its form, massing and/or cultural relevance;
- b) The historical value of the site or building from a social, cultural or economic perspective;
- c) The integrity and present condition of the heritage resource; and
- d) The environmental quality (both natural and built) of the site.

3.4 HOUSING POLICIES

3.4.1 General

The Town intends to promote an urban community structure that ensures a mix and range of residential lot sizes, unit sizes, housing forms, costs and tenures to satisfy the needs of the Town's residents.

To achieve this, the Town encourages, in co-operation with all levels of government, the provision of high quality new housing and the rehabilitation of the existing housing stock to meet the needs of existing and future residents. However, such housing shall not necessarily be provided by the Town. Particular attention shall be given to moderate and low-income families that are unable to find adequate housing through the private market. The Town shall attempt to ensure that residents receive the maximum possible benefit offered in existing and future Municipal, Provincial and Federal Housing Assistance Programs.

3.4.2 Policies

It is the policy of the Town to:

- a) Maintain at least a minimum ten-year supply of land designated for housing.
- b) Encourage the development of land for residential purposes, subject to the appropriate policies contained in this Plan.



OFFICIAL PLAN

- c) Encourage innovative and appropriate housing proposals that exhibit unique design and adaptability characteristics, and may represent non-traditional additions to the Town's housing stock.
- d) Discourage the conversion of rental housing stock to freehold within the Town of Lindsay, if such a conversion results in a reduction of the amount of rental housing available to an unacceptable level.

3.4.3 Special Needs Housing

The Town will review the demand for moderate to low income housing by consulting with organizations that work with these target groups in the community.

Wherever possible, the Town encourages homes for the aged and senior citizen accommodation to be located in proximity to retail, personal service, and community facilities, and to public transportation routes.

The Town supports policies for the establishment of group homes, for specialized or group care of people who, by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well being under responsible supervision. Group homes shall not be concentrated and shall be generally located throughout the Town. The spatial distribution, number, type and size of the group home shall be controlled to ensure that they are compatible with adjacent uses. To achieve this, a minimum distance separation between group homes shall be established within the Zoning By-law.