

F7 PUBLIC PARKLAND

F7.1 OBJECTIVES

It is the objective of this Plan to:

- a) establish and maintain a system of public open space, parkland and recreational facilities that meets the needs of present and future residents;
- b) enhance existing parkland areas wherever possible to respond to changing public needs and preferences;
- c) ensure that appropriate amounts and types of parkland are acquired by the Town through the development process;
- d) encourage the dedication and donation of environmentally sensitive lands into public ownership to ensure their continued protection;
- e) protect and enhance the public open space and parkland areas in a manner that is consistent with the 'environment-first' objectives of this Plan, while accommodating appropriate levels of public use;
- f) promote the establishment of a continuous linear open space system connecting natural, cultural and recreational land uses within the Town and to surrounding municipalities;
- g) coordinate with other public and private agencies in the provision of open space, recreational and cultural facilities; and,
- h) encourage the development of a walking and cycling trail system within the open space system that is accessible to the public utilizing trails, paths, streets and other public open spaces.

F7.2 GENERAL POLICIES APPLYING TO ALL PUBLIC PARKLAND

F7.2.1 RECREATION AND PARKS STRATEGIC ACTION PLAN

The Recreation and Parks Strategic Action Plan adopted by Council in 2007 serves as the basis for the policies in this section of the Plan. The Strategic Action Plan is intended to serve as a guide for the development of parks and recreation facilities and services. The policies of this Official Plan are intended to complement the Recreation and Parks Strategic Action Plan. The Recreation and Parks Strategic Action Plan shall be updated, as required, to respond to changing needs and circumstances.

F7.2.2 TRAILS AND CYCLING MASTER PLAN

The Trails and Cycling Master Plan adopted by Council in 1999 together with the Cycling Master Plan adopted by Council in 2010 provide the basis for trail development and linkages. The policies of this Official Plan are intended to complement the Trails and Cycling Master Plan and Cycling Master Plan, and shall be updated, as required, to respond to changing needs

and circumstances. The development of trails within the Greenlands System shall be subject to Section B1.2.6 of this Plan.

F7.2.3 OVERALL PUBLIC PARKLAND STANDARD

Council shall encourage the provision of public parkland to achieve a minimum ratio of 1.2 hectares of local parkland per 1,000 residents and 2.5 hectares of non-local parkland per 1,000 residents.

F7.2.4 INTEGRATION OF OTHER PUBLIC USES WITH THE PUBLIC PARKLAND SYSTEM

Where a public parkland area is to be integrated with an educational or major recreational facility, it is the policy of this Plan that:

- a) no physical barriers be introduced to separate those facilities that fulfill a joint function;
- b) a separate identity be maintained for the park and school or recreational facility components through signage and landscaping; and
- c) the facilities are designed to complement each other.

F7.2.5 OTHER SOURCES OF PARKLAND AND FACILITIES

Where appropriate, Council may:

- a) encourage other agencies to provide open space and amenity areas for public use;
- b) enter into joint use/management agreements respecting the development of specific recreational facilities that are available to the general public;
- c) provide linkages between municipal open space areas and the facilities provided by other agencies or private organizations; and,
- d) ensure the adequate provision of private indoor/outdoor amenity spaces through regulations pertaining to development applications.

F7.2.6 DEDICATION OF LAND THROUGH THE DEVELOPMENT PROCESS

The Town shall require five percent of the gross residential land area within a Draft Plan of Subdivision in the *Low Density Residential Area* designation to be dedicated to the Town as parkland. The Town shall also require the dedication of 1.0 hectare of land per 300 dwelling units for development within all other Urban Living Area designations and wherever residential uses are permitted uses in the Community Area designations in the Urban Areas. Two percent of the land within industrial/commercial development shall be dedicated as parkland. For uses other than those listed above, the Town shall require a dedication equal to five per cent of the land value. In lieu of the above requirements, Council may require cash-in-lieu of parkland instead, as deemed appropriate.

Lands designated as *Greenlands* or required for stormwater management facilities shall not be considered as any part of the required parkland calculation. To the extent possible,

stormwater facilities will be incorporated into the adjacent parkland and designed in a manner to enhance the aesthetic appeal of the overall development.

Where applicable, lands to be reserved for future public open space and trail linkages will be identified as part of a development proposal.

All lands dedicated to the Town shall be conveyed in a physical condition satisfactory to the Town.

F7.2.7 USE OF DEDICATED LANDS

Lands dedicated for park purposes are intended to fulfill the requirements for Local Parkland as outlined in Section F7.3.4 of this Plan. In special cases, as determined by Council, such land may be utilized to fulfill some Non-Local Parkland requirements, as outlined in Section F7.3.5 of this Plan.

F7.2.8 USE OF MONIES RECEIVED THROUGH THE CASH-IN-LIEU PROCESS

All monies received under the provisions of Section F7.2.6 shall be used for the sole purpose of developing and acquiring public parkland and/or developing recreational facilities in accordance with the Planning Act. These monies may be used by Council for the:

- a) acquisition of additional land to expand existing parks where appropriate;
- b) acquisition of vacant infill sites to create new small parks;
- c) acquisition of lands that are declared surplus by a Board of Education or other public agencies;
- d) improvement of park design and development within existing parks; and/or,
- e) establishing priorities for acquisition through Council approval of updated Recreation Master Plans.

F7.2.9 BASIS FOR ACCEPTING CASH-IN-LIEU OF PARKLAND

Cash-in-lieu of parkland may be required where:

- a) the application of the rate of parkland dedication would render the remaining portion of the site unsuitable or impractical for development;
- b) existing municipal parkland is available in sufficient quantity and quality to accommodate further development in a particular area; and/or,
- c) more suitable parcels of land are available for municipal park purposes on other locations.

F7.2.10 PARKLAND DEDICATION BY-LAW

Council shall enact a Parkland Dedication By-law that establishes:

- a) the lands to which the by-law is applicable;

- b) the rate of parkland dedication in accordance with Section F7.2.6 of this Plan;
- c) the development applications which are subject to parkland dedication requirements; and,
- d) land uses that are exempt from parkland dedication requirements.

F7.3 PARKLAND DEVELOPMENT POLICIES

F7.3.1 PARKLAND SITING AND DESIGN

All public parkland shall:

- a) have as much street frontage as possible and be open to view on as many sides as possible to maximize visibility from adjacent streets and promote safety;
- b) maximize public safety through park block size, visibility, configuration and location of park fixtures and facilities;
- c) have direct and safe pedestrian access from adjacent residential areas or adjacent greenlands where appropriate;
- d) be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access, parking and buffers to active recreational facilities;
- e) incorporate natural heritage features wherever possible into the design of the parkland;
- f) be integrated into the fabric of the adjacent neighbourhood by promoting open space or walkway linkages to adjacent facilities, neighbourhoods and natural features;
- g) be connected, wherever possible, to trail systems, cycling routes, walkways, natural heritage corridors, utility corridors and drainage systems; and,
- h) incorporate multi-purpose community/recreational centers using the campus approach that may include schools, public, cultural facilities, libraries, cultural heritage resources, day nurseries and recreational facilities.

F7.3.2 PARKLAND DEVELOPMENT STANDARDS

It is the policy of this Plan that a Parkland Development Manual be prepared and approved by Council. The Parkland Manual shall deal with criteria such as planting size and species requirements, seeding and/or sodding requirements, drainage, park servicing requirements, facility material and quality requirements, parking requirements including quantities per facility and surfacing requirements and standard sizes for the layout of sports fields and park amenities.

F7.3.3 PARKLAND CLASSIFICATION SYSTEM

There are two types of public parkland in the Town. The Local Parkland classification applies to lands that are intended to be used by residents in the immediate area. The Non-Local Parkland classification applies to lands that are intended to be utilized on a community wide or Town basis. Policies for both types of parkland are contained within this section of the Plan.

F7.3.4 LOCAL PARKLAND

Local Parkland is intended to fulfill the needs and interests of residents in the surrounding residential area. The major components of Local Parkland include:

- a) Parkettes; and,
- b) Neighbourhood Parks.

Parkettes and Neighbourhood Parks are a permitted use in the Living Area (Low, Medium and *High Density Residential Area* designations) and do not require a separate land use designation. The conceptual locations of existing and planned Neighbourhood Parks are shown by symbol on the Land Use Schedules of this Plan. New Secondary Plans shall conceptually delineate the location of Local Parkland. Council will encourage the provision of Local Parkland at a ratio of 1.2 hectares per 1,000 residents. Council recognizes that factors, such as the amount and location of available vacant land, the proximity of lands within the Greenlands System and the location of schools, places of worship and Non-Local Parkland may influence the amount and location of Local Parkland provided in each area of the Town.

F7.3.4.1 Parkettes

Parkettes shall:

- a) generally service lands within a 0.2 to 0.4 kilometre radius, depending on population density;
- b) generally range from 0.2 to 0.6 hectares in size;
- c) be required when site conditions or neighbourhood design restrict access to other Town facilities;
- d) be required for housing developments that provide smaller lots with reduced opportunities for amenity areas;
- e) be centrally located within the neighbourhood it is intended to serve; and,
- f) provide a range of opportunities for active and passive activities, particularly for young children and older adults seeking close to home activities.

F7.3.4.2 Neighbourhood Parks

Neighbourhood Parks shall:

- a) generally service lands within a 0.4 to 0.8 kilometre radius, depending on population density;

- b) generally range from 1.5 to 2.5 hectares in size;
- c) be comprised mostly of tableland and be configured to support their intended use;
- d) be centrally located within the neighbourhood or neighbourhoods it is intended to serve;
- e) have frontage on a Collector Road that is adequate for the provision of on-street parking and site visibility;
- f) be located adjacent to an elementary school, other community facilities where feasible, other open space lands or storm water detention areas to complement existing facilities and/or provide a neighbourhood focal point; and,
- g) where adjacent to an elementary school have complementary facilities such as sports fields, hard surface play areas and components, and play apparatus.

F7.3.5 NON-LOCAL PARKLAND

Non-Local Parkland is intended to fulfill the needs and interests of all Town residents and visitors to the Town. The major components of Non-Local Parkland include:

- a) Community Parks; and,
- b) Town Wide Parks.

Council will encourage the provision of Non-Local Parkland at a ratio of 2.5 hectares per 1,000 residents. Council will encourage the co-ordinated development of Non-Local Parkland with secondary schools and other major institutional uses, and natural heritage features that form part of the Greenlands System. Non-Local Parkland in the Town is included within the *Major Parks and Open Space Area* designation and is also subject to the policies of Section B2 of this Plan.

F7.3.5.1 Community Parks

Community Parks shall:

- a) generally service a Secondary Plan Area or a specific Urban Area or *Hamlet Area*;
- b) have a minimum site area of 6.0 hectares of primarily tableland;
- c) be located adjacent to a secondary school or community facility such as a community centre, arena, pool or library where feasible, or other major open space lands to complement other neighbourhood facilities and provide a community focal point;
- d) have frontage on an Arterial or Collector Road;
- e) where adjacent to a secondary school, have complementary facilities such as major sports fields, hard surface play areas and other active park uses; and,

- f) be the site of primarily outdoor recreational uses with broader community facilities such as water play areas, gardens or special event staging areas with associated washrooms, pavilions or service areas.

F7.3.5.2 Town Wide Parks

Town Wide Parks shall:

- a) generally service the entire Town;
- b) have a minimum area of 11.0 hectares of primarily tableland;
- c) be located on an Arterial Road or Provincial Highway;
- d) provide major athletic facilities or standard sports fields, hard surface play areas, special event staging areas, multi-use trails, and other major recreation facilities with associated play, water play, washrooms, pavilions or service areas; and,
- e) where appropriate, integrate public cemeteries and other complementary public uses and community facilities.

F7.4 PUBLIC CEMETERIES

Public cemeteries and related facilities are considered part of the Town open space system since cemeteries are largely an open space use. Public cemeteries are only permitted in the *Major Parks and Open Space Area* designation and are subject to the policies of Section B2 of this Plan.

INTRODUCTION

The implementation section contains policies pertaining to the administration and implementation of the Official Plan. The Planning Act contains a number of tools that are intended to be used by municipalities to administer and implement an Official Plan. This section of the Plan contains the policies that set out how these tools are to be utilized by Council to meet the goals and objectives of this Plan.