

Northern Bruce Peninsula Official Plan Update 2017 Topic Papers

Prepared by the Bruce County Planning and Development Department

Topic 2: Built Form: Sense of Place

The *Planning Act* requires that Decision makers (ie Council) have regard to matters of provincial interest; As of July 1, 2016, built form has been added to the list of Provincial Interests:

Planning Act:

(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Official Plans are also required to provide policies about Built Form:

Planning Act:

.(1) An official plan shall contain,

(a) goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality or part of it, ...

The Provincial Policy Statement also addresses Built Form:

Long-Term Economic Prosperity should be supported by...

d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

What we do right now

- Development proposals are evaluated on the basis of their ability to function for a variety of users;
- Site Plan Control reviews and façade grants use the Council-adopted *Spruce the Bruce* Toolkits for Tobermory and Lion's Head which reflect the sense of place unique to each settlement area;
- Site Plans are reviewed for consistency with Accessibility for Ontarians with Disabilities requirements;
- Staff served as resource for the Tobermory Harbour Streetscape Plan
- Municipality currently takes 5% of a subdivision area OR 5% of land value as cash in lieu of parkland for new residential lots, and 2% for other uses (such as industrial).
- Within Tobermory and Lions Head the Official Plan notes that large areas of public lands have meant that municipal parkland demand is limited, but the Municipality has parkland along the beach and marina in Lion's Head and harbour in Tobermory.

Some Possible Approaches for the Official Plan

- Consider applying cash-in-lieu of parkland at the time of building permit issuance to support parkland/recreational infrastructure demands associated with infilling and redevelopment proposals that intensify the use of land but do not involve lot creation.
- Where appropriate, incorporate streetscape policies into the Official Plan

Other Tools

- Cluster parking areas for Tobermory on the West side of Hay Bay Road to reduce congestion in the harbor area.