

Why Planning?

- Health and safety
- Housing
- Neighbourhoods
- Jobs
- Shopping & services
- Environment
- Parks and community services
- Heritage and culture
- Infrastructure
- Transportation
- Quality of life
- Plus, plus, plus

Why Planning?

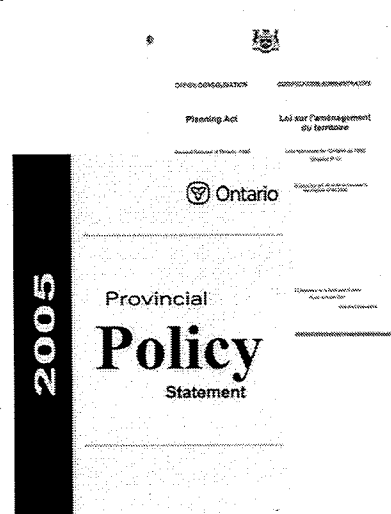
- Planning enables civic leaders, businesses, and citizens to play a meaningful role in creating communities that enrich people's lives.
- Good planning helps create communities that offer better choices for where and how people live.
- Planning helps communities to envision their future.
- Planning helps them to find the right balance of new development and essential services, environmental protection, and innovative change.

Competing Perspectives Abound!

<i>Growth management</i>	<i>Economic opportunity</i>
<i>Mix of uses</i>	<i>Land use conflicts</i>
<i>Intensification</i>	<i>Low density charm</i>
<i>Low density development</i>	<i>Transit viability</i>
<i>Employment in suburbs</i>	<i>Downtown revitalization</i>
<i>Pedestrian friendly</i>	<i>Convenient auto trips</i>
<i>Affordable housing</i>	<i>Demographic consistency</i>
<i>Heritage preservation</i>	<i>New development</i>
<i>Urban design</i>	<i>Expensive</i>

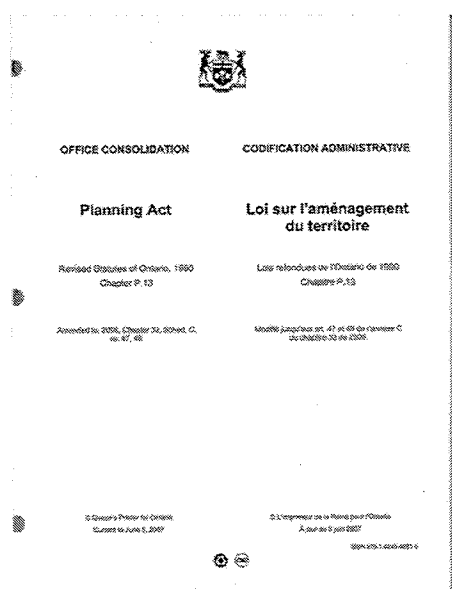
We Have Limitations!

- Cities are “creatures of the province”
- Legislative framework
 - Planning Act
 - Provincial Policy Statement



Planning Act

- Outlines what a municipality can do to plan land use
- If it isn't included, municipalities can't do it.
- Gives cities planning tools to:
 - Allow for the subdivision of land
 - Regulate land uses
 - Regulate site planning & design (with limitations)



Planning Act Does Not Allow

- Planning by relationship (student housing)
- Planning by tenure (rental vs. ownership)
- Planning by socio-economic status
- Planning for “nothing” on a site
- Positive obligations (you must build)
- Detailed control over operations (some wiggle room)

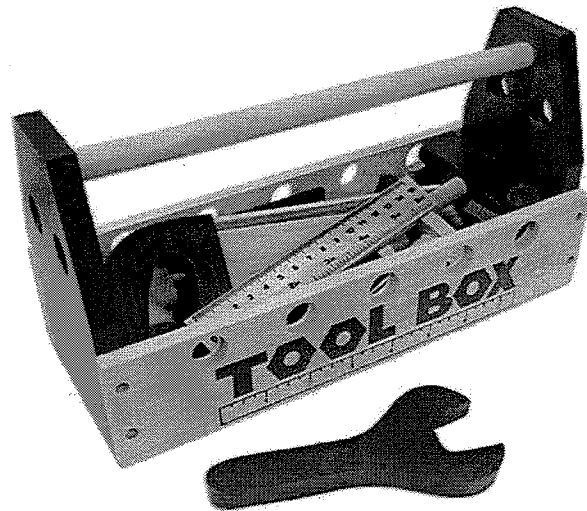
- Generally, we plan by USE and not USER
 - Residential vs. home ownership housing
 - Retail vs. Radio Shack
 - Recreation vs. soccer field

Provincial Policy Statement (PPS)

- Planning Act **REQUIRES** that all municipalities make planning decisions that are consistent with the PPS
- *Remember, cities are creatures of the province*
- PPS lays out provincial interests such as:
 - “avoid development and land use patterns which may cause environmental or public health and safety concerns”
 - “planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas”
 - Maintain at all times the ability to accommodate residential growth for a minimum of 10 years...

Planning Tools

- Official Plans
- Zoning By-laws
- Site Plan By-laws



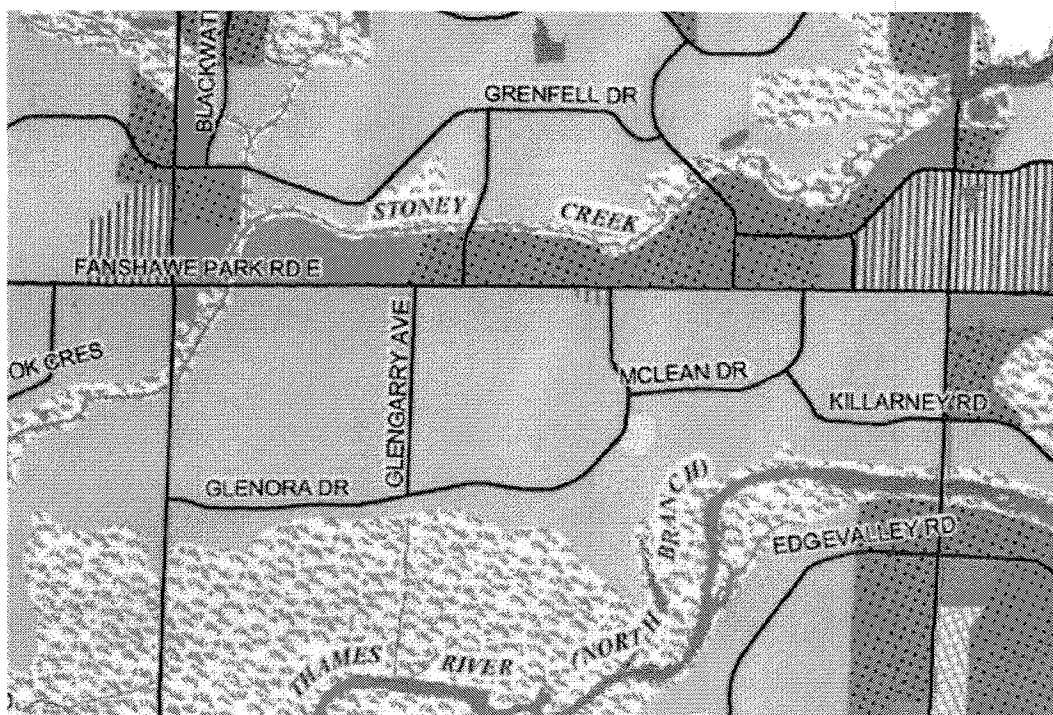
Official Plan

- The Planning Act requires municipalities to enact an Official Plan
- Maps & Policies
- Provides the vision for how the City will develop over time
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision



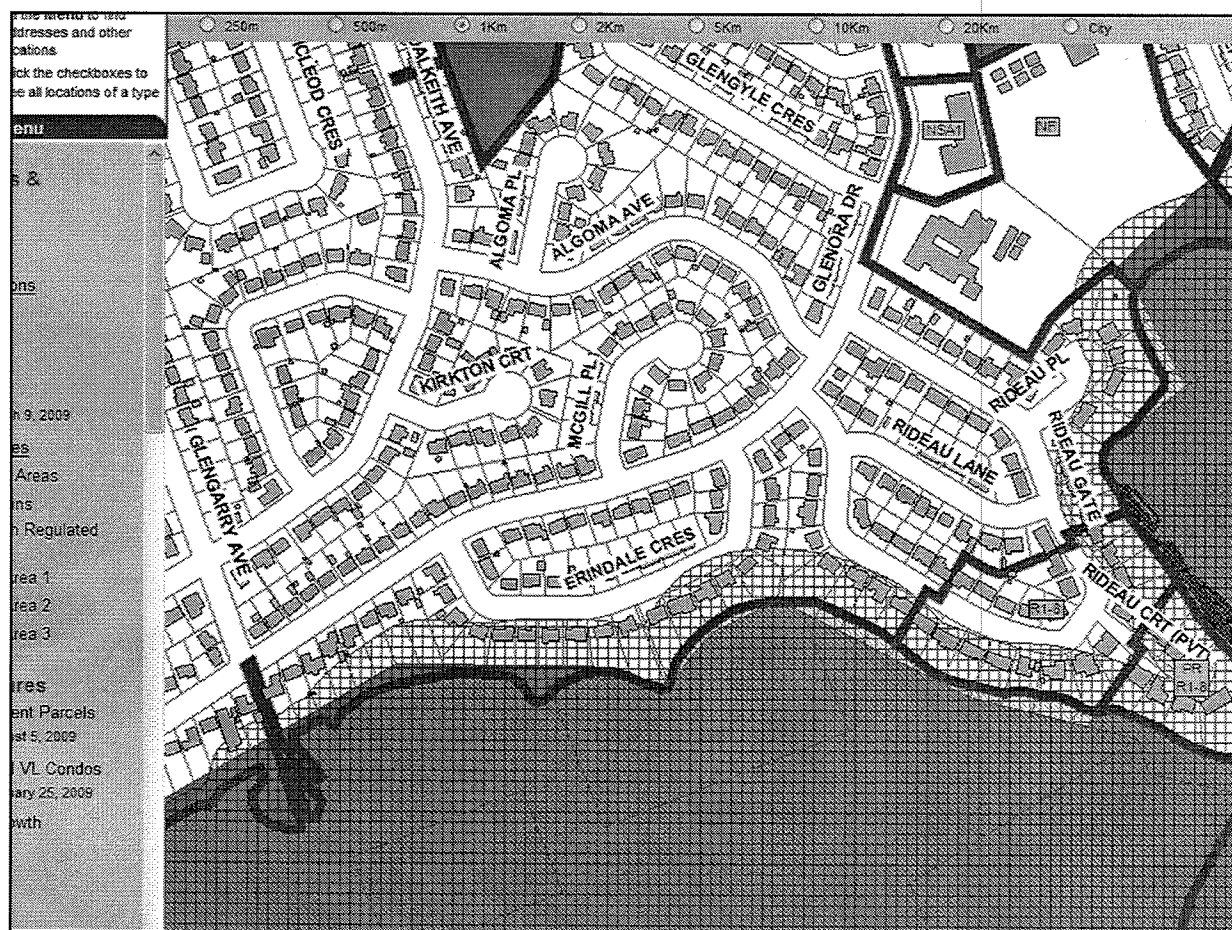
Official Plan

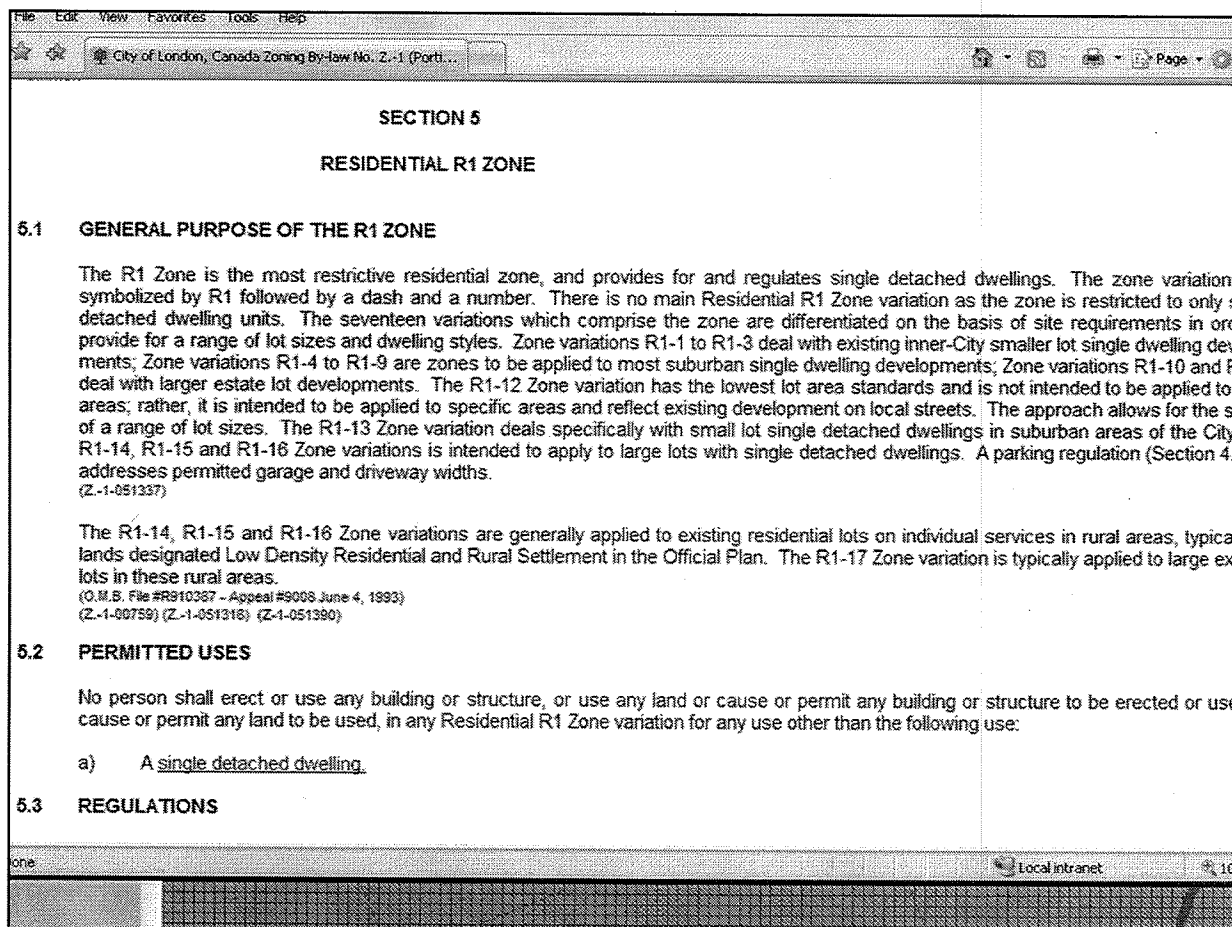
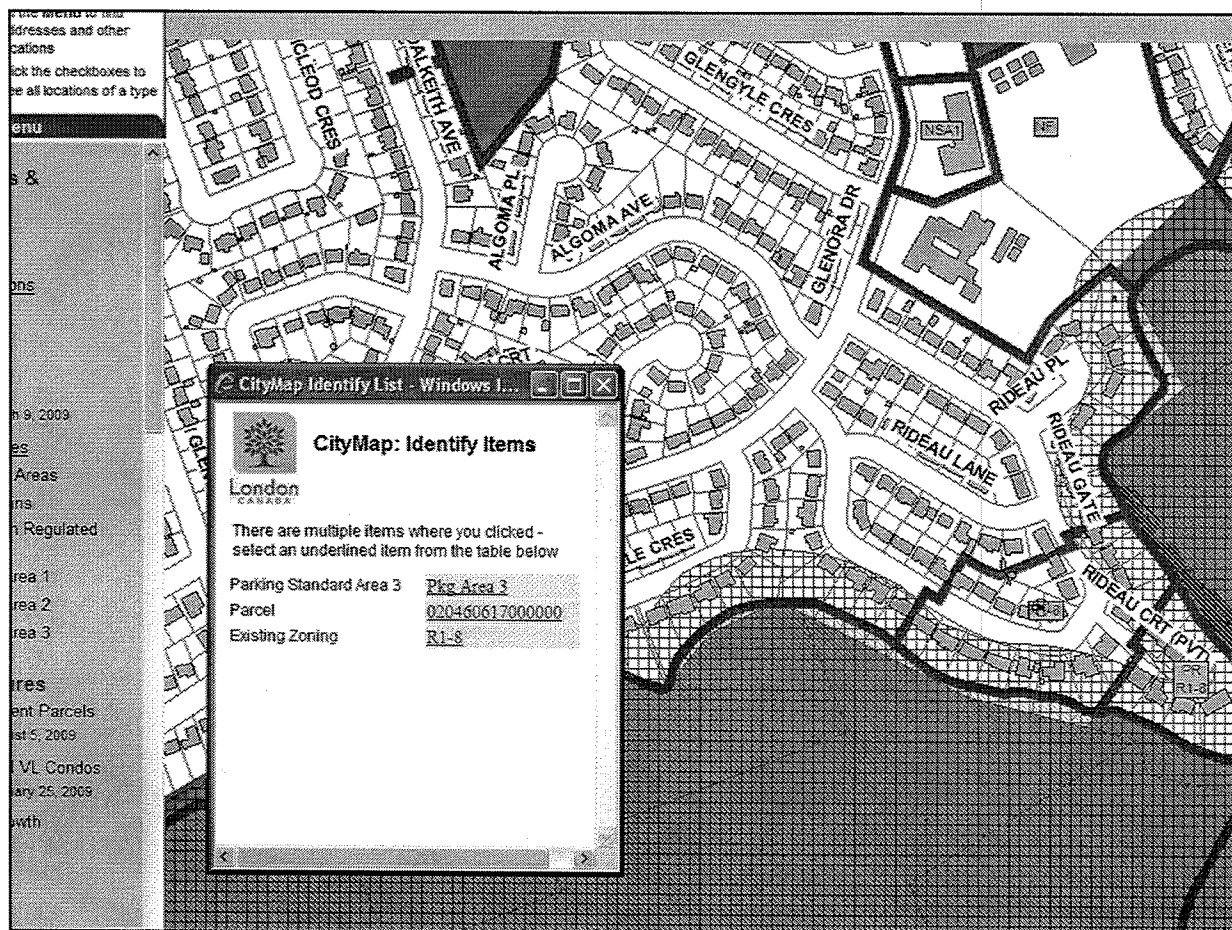
- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- ALL BY-LAWS AND PUBLIC WORKS MUST CONFORM WITH THE OFFICIAL PLAN
- The Official Plan can be changed



Zoning By-law

- All properties are assigned a zone
- Zone identifies permitted uses and regulations relating to height, building set-backs, coverage, density, gross floor area, etc.
- Zone must be consistent with the Official Plan
- Expected changes on an ongoing basis – OP guides evaluation of changes
- By law, must build according to Zoning By-law





City of London, Canada Zoning By-law No. Z-1 (Port...)

RESIDENTIAL R1 ZONE REGULATIONS FOR R1 ZONE VARIATIONS

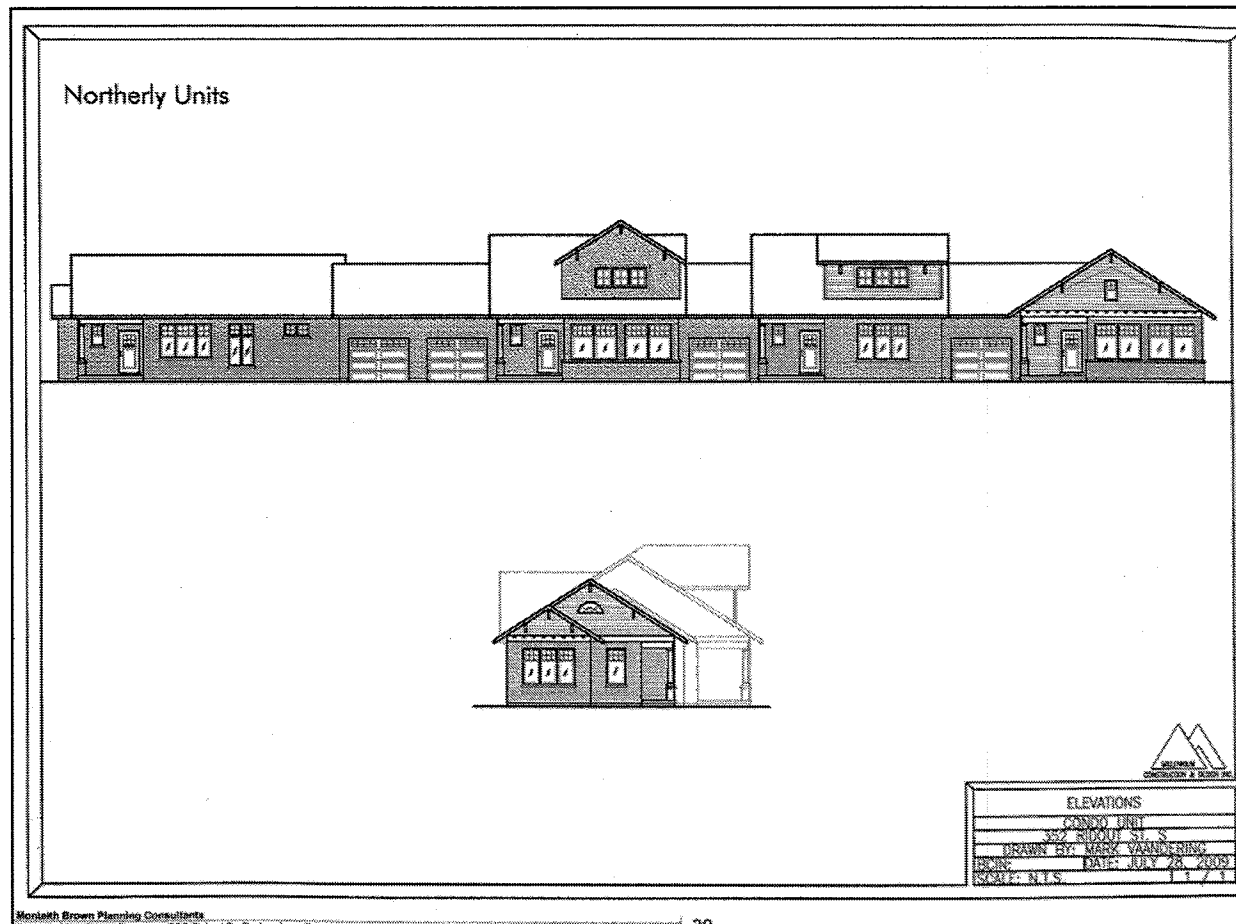
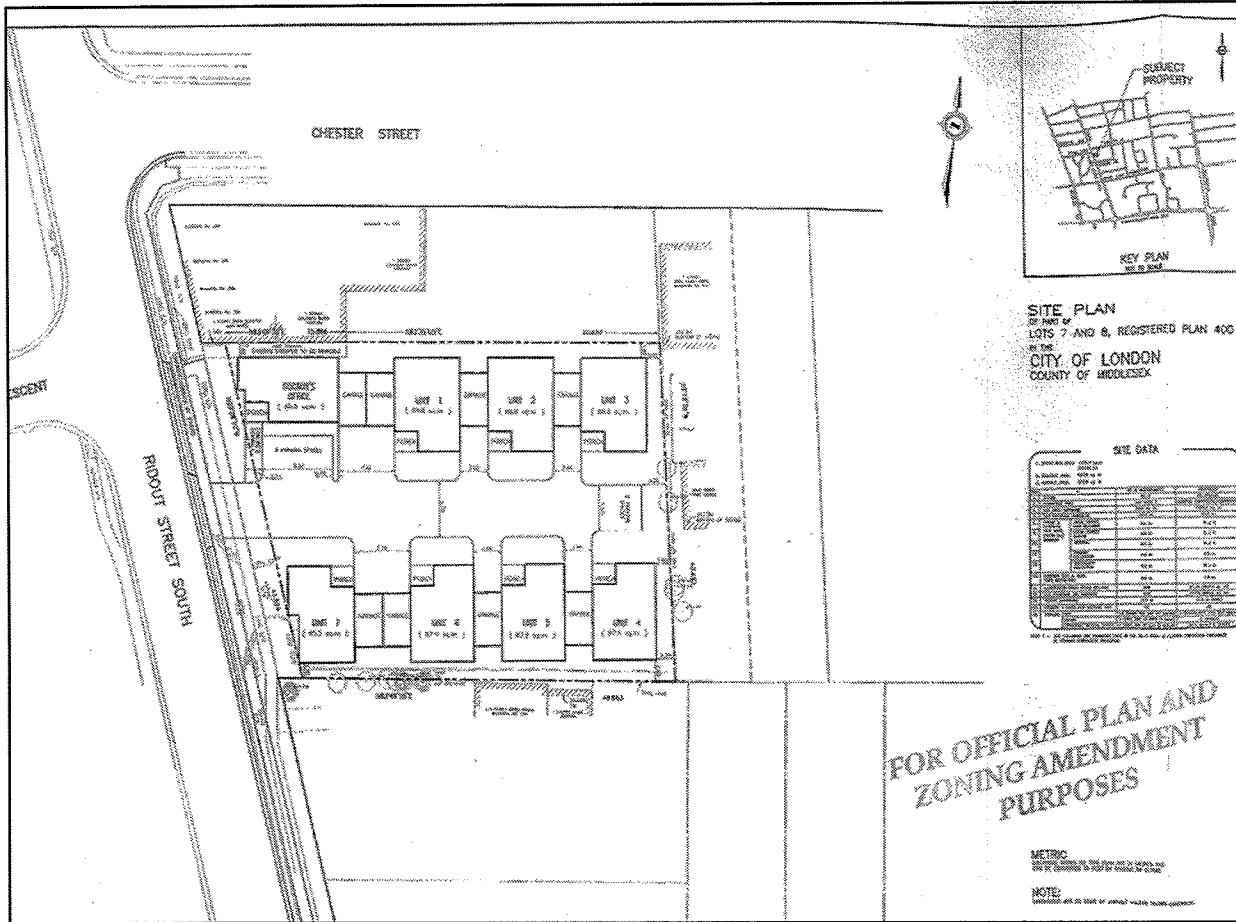
Column	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
Line 1	RESIDENTIAL TYPE	SINGLE DETACHED DWELLING UNIT														
2	ZONES	R1-1	R1-2	R1-3	R1-4	R1-5	R1-6	R1-7	R1-8	R1-9	R1-10	R1-11	R1-12	R1-13	R1-14	
3	PERMITTED USES	See Section 5.2														
4	LOT AREA (m ²) MINIMUM	250	300	300	360	415	450	550	600	600	825	1 390	200 See Section 5.3(5)*	270	2 000	
5	LOT FRONTAGE (m) MINIMUM	9.0	9.0	10.0	12.0	12.0	15.0	15.0	15.0	18.0	22.0	24.0	9.0 See Section 5.3(5)*	9.0	30.0	
6	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET AND SECONDARY COLLECTOR MAIN BUILDING (Z-1-041306)	4.5	4.5	4.5	4.5	4.5	5.0	5.0	5.0	5.0	6.0	6.0	4.5	4.5	6.0
7		LOCAL STREET AND SECONDARY COLLECTOR GARAGE (Z-1-041306)	6.0 (Z-1-081499)													

Local Intranet 100

Site Planning

- Most buildings and substantial additions require site plan approval
- Site plan shows:
 - Location of building
 - Parking
 - Amenity areas
 - Access points
 - Landscape plan
 - Fencing
 - Etc.





A Word About Development

- All development requires a Building Permit
- Most development, but not all, requires site plan
- Some development requires a zoning amendment
- Much less development requires an OP amendment

So.....

- If zoning is in place, applicants only need to go through the site plan process or straight to building permit
- There is no public process around most site plan processes and no public process around building permit

Planning Application Process Official Plan & Zoning Amendments

