



THE CORPORATION OF THE TOWN OF ST. MARYS

DISCUSSION PAPER #8 (update)

RECREATION AND PARKLAND

- DRAFT -

Presented to the Town of St. Marys Planning Advisory Committee on
December 18, 2017

RECREATION & PARKLAND

St Marys Official Plan Review – DRAFT

Introduction

The Town of St. Marys Official Plan was adopted by Council on September 22, 1987. The Official Plan was approved in part by the Minister of Municipal Affairs and Housing on February 2, 1993 with 15 modifications and two deferrals. Final approval from Minister of Municipal Affairs and Housing was received on April 30, 1999. Following a five-year review of the document, Council approved the current consolidated copy of the Official Plan on October 1, 2007.

This is the eighth of a series of Discussion Papers prepared to assist in the 5-year review of the Town of St. Marys Official Plan as per the Planning Act Section 26(1). The purpose of a Section 26 review is to ensure that the Official Plan conforms with provincial plans (or does not conflict with them), has regard to matters of provincial interest and is consistent with policy statements, such as the Provincial Policy Statement which was updated in 2014. In addition to meeting statutory requirements under the Planning Act, this review is also intended to ensure that the policies in the Official Plan are in keeping with the goals and objectives of the community and provides the opportunity to identify opportunities and issues that can be addressed through the Official Plan.

This Discussion Paper will identify areas and topics as they relate to the recreation and parkland components of the Official Plan. This Discussion Paper is intended to bring information to Planning Committee for review and consideration when making recommendations to Town Council.

Planning Background

1. Provincial Policy Statement

Part V - The Provincial Policy Statement (PPS) contains a number of policies geared to direct and manage growth of urban areas such as the Town (those Sections in the grey highlighting are from the 2014 Provincial Policy Statement.) The policies of Section 1.5 are particularly significant in the development of long term planning strategies for the recreational areas of the community.

PPS 1.1.1 Healthy, liveable and safe communities are sustained by:

b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

PPS 1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

2. St. Marys Strategic Plan Revision and Update – January 2017

In 2017, the Town updated the Strategic Plan to meet new public needs and expectations. Key priorities of the Town are reflected in six key strategic pillars: infrastructure, communication and marketing, culture and recreation, economic development, growth and housing.

Under Strategic Pillar 4 – Culture and Recreation, a strategic priority is ‘recreation

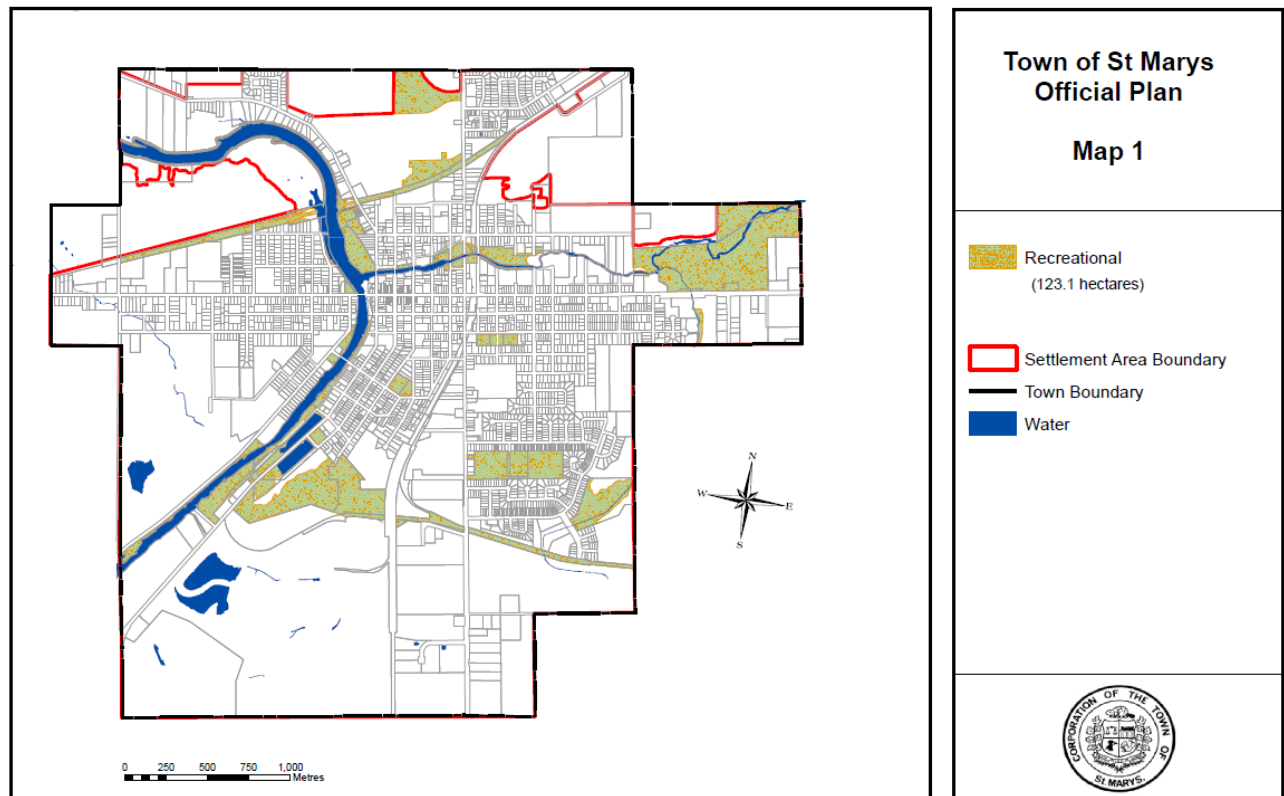
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services master plan’ and speaks to implementing key recommendations as required and ensure that they align with concurrent policies and plans. Other strategic priorities include a focused parks strategy and waterways integration which includes connecting the Grand Trunk Trail to Milt Dunnell Park and creating seamless linkages between the downtown and waterfront as mid-term initiatives.

3. Current Official Plan

The “Recreational” designation applies to parkland in the Town, lands adjacent to the Thames River, Trout Creek, and Birches Creek, some lands under public ownership, the Canadian Baseball Hall of Fame, and the St. Marys Golf Course. The locations of these lands are shown on the Map 1.



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4. Town Recreation and Leisure Services Master Plan

The Town is in the process of developing a Recreation and Leisure Services Master Plan (RLSMP) and has published a draft (October 2017). The RLSMP will be “a guide for use by Town of St. Marys Council, Town Staff, local stakeholders and the public to make informed decisions based upon high level needs and priorities that have emerged from the master planning process” and “identifies the types of recreation and leisure

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facilities and services required for current and future generations in St. Marys to be active, healthy, and engaged with their community”.

The draft RLSMP provides a summary of parkland supply and distribution as shown in Table 12 and Figure 14 below.

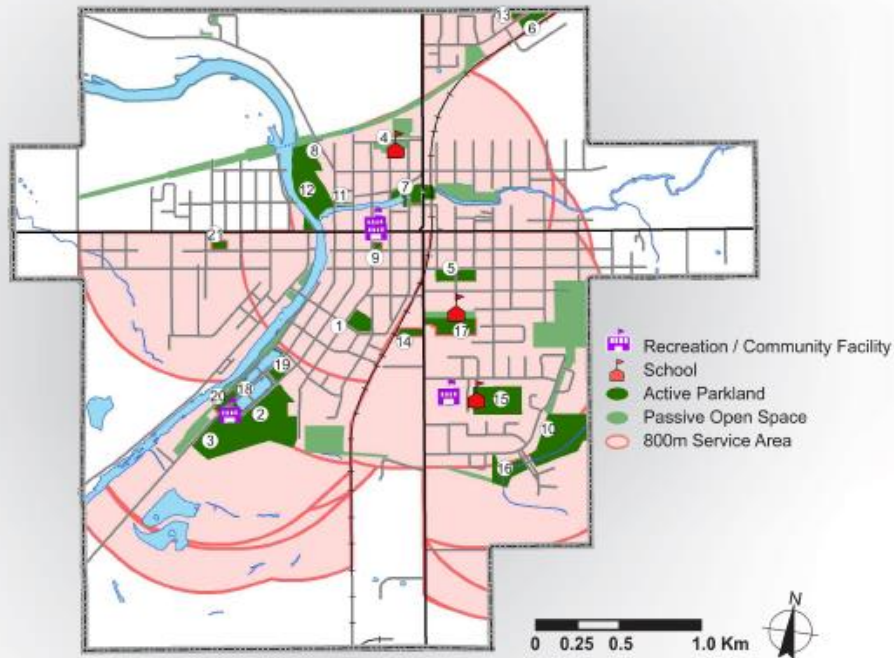
Table 12: Parkland Supply, Town of St. Marys

Town Park	Area (ha)	Area (ha)	Area (ha)
Canadian Baseball Hall of Fame	7.4	St. Marys Quarry	2.6
Cadzow Park	1.3	Milt Dunnell Field	4.9
		Sub-Total:	16.2
Neighbourhood Park			
Centennial Park	1.1	Skateboard Park	0.6
Early Learning Centre	0.2	Solis Park	3.6
East Ward Park	1.7	Southvale Park	0.9
Junction Station Dog Park	1.3	Teddy's Field Diamond	0.7
Kin Park	3.5	Tennis Courts	0.4
Meadowridge Park	2.0	West Ward Park	0.4
North Ward Park	0.7	Sub-Total	17.1
Parkette			
Lind Park	0.2	Millennium Park	0.1
		Sub-Total	0.3
		Total Park	33.6

Note: Parkland Supply excludes open spaces, woodlots and other naturalized municipal lands, as well as non-municipal parkland found at local schools and the Wildwood Conservation Area. For the purposes of the Master Plan, Cadzow Park and Milt Dunnell Field have been classified as Town Parks given their functionality and their ability to host Town-wide events, as well as the area they serve.

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Figure 14: Distribution Map of Parkland



Parkland

- | | |
|---|--------------------------------------|
| 1. Cadzow Park | 12. Milt Dunnell Field |
| 2. Canadian Baseball Hall of Fame | 13. North Ward |
| 3. Centennial Park | 14. Skateboard Park |
| 4. Early Learning Centre (No public access) | 15. Solis Park |
| 5. East Ward Park | 16. Southvale Park |
| 6. Junction Station Dog Park | 17. St. Marys DCVI (Town maintained) |
| 7. Kin Park | 18. Swimming Quarry |
| 8. Lawn Bowling Club | 19. Teddy's Field Diamond |
| 9. Lind Park | 20. Tennis Courts |
| 10. Meadowridge Park | 21. West Ward Park |
| 11. Millennium Park | |

Recommendations #5 and 6 of the draft RLSMP speak to engaging and supporting marginalized populations, and providing/enabling recreational opportunities for older adults.

Recommendation #21 of the draft RLSMP proposes the incorporation of “a revised parkland classification system to provide greater clarity and accuracy towards locational characteristics, service area, permitted uses and amenities, and other details into the Town of St. Marys Official Plan at the time of its next review to guide the development

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and redevelopment of parkland in St. Marys”. Table 11 (below) from the draft RLSMP provides recommended amendments to the Town’s Official Plan.

Table 11: Existing and Recommended Parkland Classification System, Town of St. Marys

Existing	Recommended
Town Park	
<ul style="list-style-type: none"> – Designed to serve the Town and surrounding areas (1,500 to 10,000 residents). – Permitted recreation uses include lit sports fields, golf courses, community centres, concessions, washrooms, seating, and more. – May be serviced by water, sanitary, and hydro. – Size generally ranges between 10 hectares to 50 hectares in area. 	<ul style="list-style-type: none"> – Designed to serve the Town and surrounding areas. – Generally drive to parks that are accessible by motorized and non-motorized forms of transportation. – Located along an arterial or collector road. – Permitted recreation uses may include lit sports fields, community centres, playgrounds, and more. – Supporting amenities may include pavilions, parking, concessions, washrooms, seating, and more. – May include unique natural and physical features and support special events and sports tournaments. – May be serviced by water, sanitary, and hydro. – Varies in size depending on its intended function. Town Parks may have the largest land area of parkland, although they can be much smaller if, for example, a cenotaph is the main focus.
Neighbourhood Park	
<ul style="list-style-type: none"> – Designed to provide recreational areas and open space to serve residents within a 2 kilometre service area (or 1,000 to 2,000 residents). – Permitted recreation uses includes playground equipment, seating, green space, and water fountain. – Size generally ranges between 0.5 hectares to 4 hectares in area. 	<ul style="list-style-type: none"> – Intended to serve local residential areas within a larger settlement area. – Designed to provide recreational areas and open space to serve residents within a 10 minute walking distance (approximately 800 metre service radius), without obstruction of physical boundaries, preferably on the corner of two intersecting local roads. – Permitted recreation uses include unlit sports fields, hard surface courts, playgrounds, and other neighbourhood-level recreation facilities. – Supporting amenities may include seating and open space. – Size generally ranges between 0.5 hectares to 4 hectares in area. Larger park sizes are also acceptable.

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Existing	Recommended
Parkette / Tot Lot	
<ul style="list-style-type: none"> - The smallest form of open space to serve residents within 500 metres (or 50 to 100 residents), without obstruction of physical boundaries. - Permitted recreation uses include a playground - Smaller than 0.5 hectares in area 	<ul style="list-style-type: none"> - The smallest form of open space to serve residents within 500 metres (or 50 to 100 residents), without obstruction of physical boundaries. - Permitted recreation uses include a playground. - Supporting amenities include seating and open space. - Smaller than 0.5 hectares in area. - The development of parkettes/tot lots smaller than 0.5 hectares should be discouraged, except in instances that may be advantageous to the Town to reconcile gap areas and to address shortages in parkland.
Open Space	
<ul style="list-style-type: none"> - Passive open spaces and parks, including walking and biking trails, natural areas, gardens, storm water management area, cemeteries, elementary and secondary school open space. 	<ul style="list-style-type: none"> - Passive open spaces and parks, including walking and biking trails, natural areas, gardens, storm water management area, cemeteries, elementary and secondary school open space. (NO CHANGE)

Section 5.2 (page 57) of the draft RLSMP notes that “a high level examination of park distribution and service coverage reveals that the majority of residential areas are served with some form of parkland” with two notable exceptions:

Northwest area of St. Marys, west of Thames River

- Built-up area with limited opportunities for future parkland development
- Residents currently use large open space area at southwest corner of Salina Street and Maiden Lane (owned by St. Marys Memorial Hospital)
- Town should remain open to potential parkland opportunities in the area

North end of St. Marys, north of Grand Trunk Trail and west of James Street

- Lands designated for residential development
- Town should maximize parkland dedication through subdivision development
- No need for new recreation facilities that require substantial parkland and therefore, the Town should work with developers in the pursuit of neighbourhood size parks in this area

The draft RLSMP states that the Town’s current overall parkland service level compares favourably relative to other municipalities in Ontario, and there is an expectation that the Town can continue to provide this high level of service into the future.

Recommendation #23 encourages the Town to “strive to achieve a minimum parkland service area of 800 metres, unobstructed by major barriers such as major roads, railways, waterbodies, etc”.

Recommendation #25 of the draft RLSMP also recommends that, as part of the Official Plan review, the Town explore opportunities to bolster existing parkland policies, with consideration given to the following:

- a) Review the Town’s parkland dedication policies to ensure that they consistent with the amended Planning Act as a result of Bill 73;
- b) Outline criteria for accepting cash-in-lieu of parkland, such as when the required dedication fails to meet an area of suitable shape, size, or location stipulated in the Town’s parkland classification system or if parkland dedication would render the remainder of the site unsuitable or impractical for development, or other constraint preventing suitable park or land use development;
- c) Clarify that the where policies currently state that 5% of land be dedicated for parkland through development applies only to residential subdivision development. Consistent with the Planning Act, a new policy should be developed stating that 2% of land shall be required for all other forms of development (e.g., commercial or industrial). Additionally, policies should be established to consider applying the alternative parkland rate of one hectare per 300 dwelling units.
- d) Woodlots, storm water management ponds, naturalized areas, and environmentally sensitive areas should not be accepted as a part of parkland dedication, although the Town may assume these lands (over and above) for the purposes of protecting, natural areas for passive recreation (e.g., trail development) and educational uses.

Recommendation #26 states that the acceptance of “parkland smaller than 0.5 hectares will be discouraged, except in instances that may be advantageous to the Town to reconcile gap areas and to address shortages in parkland”. Recommendation #27 states that the Town should “utilize alternative parkland acquisition tools, as necessary, to supplement parkland dedications and to enhance future parkland opportunities to serve current and future residents”.

Recommendation #27 encourages using “alternative parkland acquisition tools, as necessary, to supplement parkland dedications and to enhance future parkland opportunities to serve current and future residents”.

With respect to active transportation, Recommendation #28 of the draft RLSMP states that, through the Official Plan review, the Town should consider:

- a) Strengthening policies that support active transportation, trail development, and pedestrian and cycling infrastructure, with reference to this Master Plan.
- b) Integrating the active transportation network (existing and conceptual trails) in Schedule “B-Road Classifications” or in a new Schedule to the Official Plan to serve as an awareness tool for Town staff, developers, planners, and interested members of the public.
- c) Establishing policies requiring the dedication of land for pedestrian and bicycling facilities as a condition of plan of subdivision approval, with consideration given to the conceptual active transportation network contained in this Master Plan.

Recommendation #29 states that the Town should utilize a range of strategies to secure new lands for active transportation network development, while Recommendation #30 speaks to engagement of the public in the planning and design process in advance of trail construction to facilitate opportunities for public input.

Recommendation #31 states that the Town should “prepare an Active Transportation Master Plan to assist with long-term implementation of the conceptual active transportation network contained in this Master Plan. The Active Transportation Master Plan should build upon the directions contained in this Recreation and Leisure Services Master Plan, including the following:

- a) Establish a vision statement and guiding principles to reflect the Town’s commitment to supporting and developing active transportation opportunities in St. Marys.
- b) Explore opportunities to enhance active transportation connections to the existing trail system. Modifications to existing conceptual trail routes may be permitted to recognize terrain and landscape features, as well as new trail opportunities.
- c) Identify active transportation design guidelines in the planning and development of trail routes, with consideration of provincial and municipal construction standards (including accessibility requirements).
- d) Engage the public and community groups to solicit input and feedback with respect to planning and designing active transportation infrastructure.

- e) Develop a trail hierarchy system to define types of active transportation routes, permitted uses, and design standards.
- f) Provide direction on the provision of active transportation amenities including, but not limited to, lighting, signage, parking, rest areas, and other ancillaries.

Recommendations from the draft RLSMP have been incorporated into this Paper. Policy recommendations in this Paper that are based on the recommendations in the draft RLSMP will be re-examined, if required, upon Council’s endorsement of the final RLSMP.

Policy Recommendations

The following is a discussion regarding the recommended changes to the existing policies found in the “Recreational” designation of the Town’s Official Plan. Those Sections in the grey highlighting are from the 2014 Provincial Policy Statement. The charts are broken into three sections, comments across the top, existing policy on the left side and proposed policy on the right.

<p>Comment A new Section that describes the location and general type of uses permitted is suggested.</p>	
<p>Existing Policy 3.7 RECREATIONAL</p> <p><i>The Recreational land use designation shown on Schedule “A” includes land used or intended for active and/or passive recreation uses.</i></p>	<p>Proposed Policy 3.7 RECREATIONAL</p> <p>Recreational opportunities within the Town range from the small neighbourhood “tot lot” to the nationally renowned Canadian Baseball Hall of Fame. Recreational facilities are located in every area of the Town.</p> <p><i>The Recreational land use designation shown on Schedule “A” includes land used or intended for active and/or passive recreation uses.</i></p>

<p>Comment Add a policy to speak to accessibility for the physically, mentally, and economically challenged. Supports recommendations #5 and 6 of the draft RLSMP which speak to engaging and supporting marginalized populations, and providing/enabling recreational opportunities for older adults.</p>

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<p>Existing Policy 3.7.1.1 To promote a healthy, active community by providing a range of recreational activities.</p>	<p>Proposed Policy 3.7.1.1 To promote a healthy, active community by providing a range of recreational activities which are accessible to all of the residents of the Town.</p>
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<p>Comment</p>	
<p>Existing Policy 3.7.1.2 To recognize and promote existing recreational facilities and the establishment of new facilities. 3.7.1.3 To integrate recreational uses with all designations within the Town. 3.7.1.4 To promote community festivals, celebrations, and gatherings. 3.7.1.5 To recognize the Town’s “Recreational” areas as an instrument to promote economic development, tourism, and education/awareness programmes.</p>	<p>Proposed Policy No Change.</p>

<p>Comment Add a policy to speak to recreational opportunities along and on the water courses.</p>	
<p>Existing Policy No Policy.</p>	<p>Proposed Policy 3.7.1.6 To promote the Town’s natural heritage features such as the Thames River, Trout Creek, Birches Creek and the swimming Quarry as unique recreational opportunities.</p>

<p>Comment Add a policy indicating that others (i.e., school boards) may also provide recreational areas and opportunities.</p>	
<p>Existing Policy No Policy.</p>	<p>Proposed Policy 3.7.1.7 To encourage other agencies to provide recreational areas for public use.</p>

<p>Comment A new Section that describes the location and general type of uses permitted is suggested.</p>	
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<p>Existing Policy No Policy.</p>	<p>Proposed Policy 3.7.2 Permitted Uses Uses permitted in the “Recreational” Designation as shown on Schedule “A” to this Official Plan include a range of public and private leisure uses such as parks, trails, conservation lands, natural areas, cemeteries, school open spaces, community centres, golf courses. open spaces, recreational facilities, the Canadian Baseball Hall of Fame, and utility uses.</p>
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<p>Comment Implementation of the recommended parkland classification system (Recommendation #21) in the draft Town Recreation and Leisure Services Master Plan.</p>	
<p>Existing Policy 3.7.2.1 The Town completed a Community Services Master Plan in 1994 to identify important long term planning needs for the community. Council will continue to implement its recommendations and, from time to time, initiate updates to this Master Plan.</p> <p>3.7.2.2 Council will encourage the development of an open space system to extend throughout the Town. Where possible, existing recreational uses, parks and open spaces will be connected to the overall open space system. In the “Central Commercial” area, an integrated system of walkways along the riverfront will be developed to serve pedestrian traffic.</p> <p>3.7.2.3 Park Classification The Town has established a hierarchy of service levels for the park system in the Town. The system is based on the park’s purpose, its size, its service area, and its intended use and not on the park’s importance to the Town. In some cases,</p>	<p>Proposed Policy 3.7.3.2.1 The Town Community Services Master Plan in 1994 completed a Recreation and Leisure Services Master Plan to identify important long term planning needs for the community. Council will continue to implement its recommendations and, from time to time, initiate updates to this Master Plan.</p> <p>3.7.3.2.2 Council will encourage the development of an open space system to extend throughout the Town. Where possible, existing recreational uses, parks and open spaces will be connected to the overall open space system. In the “Downtown” “Central Commercial” area, an integrated system of walkways along the riverfront will be developed to serve pedestrian traffic.</p> <p>3.7.3.2.3 Park Classification The Town has established a hierarchy of service levels for the park system in the Town. The system is based on the park’s purpose, its size, its service area, and its intended use and not on the park’s importance to the Town. In some cases,</p>

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the parks described below may be located in other land use designation (i.e., “Residential”, “Natural Hazards”).

a) Town Park

These uses are generally designed to primarily serve the Town population and on a more limited basis the surrounding rural areas. They generally consist of large lighted sports fields, ball diamonds, arenas, golf courses, and community centres. Ancillary uses including concession stands, washrooms and bleachers are also common to these type of facilities. Organized sports teams and community programmes are also common. These uses are often serviced with water, sanitary sewers, and electricity.

These facilities range from 10 ha to 50 ha in size, service 1,500 to 10,000 people and attract people from across the community.

b) Neighbourhood Parks

These uses are generally smaller than Community Facilities as they are designed to provide recreational areas and open space to serve that nearby neighbourhood community. Playground equipment, benches, green spaces are generally found in these parks. A water

the parks described below may be located in other land use designation (i.e., “Residential”, “Natural Hazards”).

a) Town Parks

~~These uses~~ Town Parks are generally designed to primarily serve the Town population and on a more limited basis the surrounding rural areas; they are located along an arterial or collector road and are accessible by motorized and non-motorized forms of transportation.

They generally consist of large lighted sports fields, ball diamonds, arenas, ~~golf courses, and~~ community centres, playgrounds and more. Ancillary uses including concession stands, pavilions, parking, washrooms and bleachers are also common to these types of facilities.

~~Organized sports teams and community programmes are also common.~~

Community programmes, special events, organized sports teams, and sports tournaments are also supported.

These uses are often serviced with water, sanitary sewers, and electricity.

These facilities range from 10 ha to 50 ha in size from very large land areas to much smaller in size if, for example, a cenotaph is the main focus. They may include unique natural and physical features. service, 1,500 to 10,000 people and attract people from across the community.

b) Neighbourhood Parks

~~These uses are generally smaller than Community Facilities as they are designed to provide recreational areas and open space to serve that nearby neighbourhood community. Playground equipment, benches, green spaces are generally found in these parks. A water fountain~~

<p>fountain may be the only type of service to these uses.</p> <p>These facilities range from 0.5 ha to 4.0 ha in size, service 1,000 to 2,000 people who are generally located within 2 kilometres of the site.</p> <p>c) Parkette/Tot Lots These facilities are generally the smallest form of open space in the community, being 1 to 2 building lots in size. They are designed to serve the population in immediate proximity to the facility. Passive recreation uses with little or no playground equipment and no infrastructure are common.</p> <p>These facilities service 50 to 100 people who are generally located within 500 metres of the site. Due the type of user (younger children), physical barriers such as busy roadways and train tracks often</p>	<p>may be the only type of service to these uses.</p> <p>These facilities range from 0.5 ha to 4.0 ha in size, service 1,000 to 2,000 people who are generally located within 2 kilometres of the site.</p> <p>b) Neighbourhood Parks Neighbourhood parks are intended to serve local residential areas within a larger settlement area being designed to provide recreational areas and open space to serve residents within a 10 minute walking distance (approximately 800 metre service radius), without obstruction of physical boundaries, preferably on the corner of two intersecting local roads. Permitted recreation uses include unlit sports fields, hard surface courts, playgrounds, and other neighbourhood-level recreation facilities. Supporting amenities may include seating and open space.</p> <p>The size of neighbourhood parks generally ranges between 0.5 hectares to 4 hectares in area. Larger park sizes are also acceptable.</p> <p>c) Parkettes/Tot Lots These facilities are generally the smallest form of open space in the community, being 1 to 2 building lots in size. They are designed to serve the population in immediate proximity to the facility. Passive recreation uses with little or no including playground equipment and supporting amenities including seating and open space are permitted no infrastructure are common.</p> <p>These facilities service 50 to 100 people who are generally located within 500 metres of the site. Due the type of user (younger children), physical barriers such as busy roadways and train tracks often</p>
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<p>define the service boundary.</p> <p>d) Other Open Spaces Passive open spaces and parks including, walking, and biking trails, natural areas, gardens, storm water management area, cemeteries, elementary and secondary school open space areas also function as community facilities. Although the Town does not have direct influence over these uses, they are important as an open space resource.</p> <p>These facilities are not directly driven by population demand.</p> <p>e) Canadian Baseball Hall of Fame and Museum The Canadian Baseball Hall of Fame and Museum is located toward the south end of Church Street, east of the Quarry. The Hall of Fame and Museum provides a unique recreational experience including active baseballs fields, a museum housing some of Canada’s great baseball artefacts and memorabilia, and passive open spaces. The Hall of Fame and Museum is permitted in the “Recreational” designation and other ancillary uses such as an education centre, walking trails, picnic grounds, a stadium, and a dormitory may also be permitted on this site in accordance with applicable policies of this Official Plan.</p>	<p>define the service boundary.</p> <p>The development of parkettes/tot lots smaller than 0.5 hectares should be discouraged, except in instances that may be advantageous to the Town to reconcile gap areas and to address shortages in parkland.</p> <p>d) Other Open Spaces Passive open spaces and parks including, walking, and biking trails, natural areas, gardens, storm water management area, cemeteries, elementary and secondary school open space areas also function as community facilities. Although the Town does not have direct influence over these uses, they are important as an open space resource.</p> <p>These facilities are not directly driven by population demand.</p> <p>e) Canadian Baseball Hall of Fame and Museum The Canadian Baseball Hall of Fame and Museum is located toward the south end of Church Street, east of the Quarry. The Hall of Fame and Museum provides a unique recreational experience including active baseballs fields, a museum housing some of Canada’s great baseball artefacts and memorabilia, and passive open spaces. The Hall of Fame and Museum is permitted in the “Recreational” designation and other ancillary uses such as an education centre, walking trails, picnic grounds, a stadium, and a dormitory may also be permitted on this site in accordance with applicable policies of this Official Plan.</p>
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1.1.3.2 Land use patterns within *settlement areas* shall be based on...
support *active transportation*;

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

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1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;

Comment Add a policy regarding active transportation.	
Existing Policy 3.7.2.4 Trails The development of hiking, walking, and bicycle trails is a significant resource to the Town. Opportunities to develop new trails or extend existing trails throughout the Town will continue to be encouraged and shall be identified on Schedule “B” to the Official Plan. The use of public lands, the floodplains adjacent to the watercourses, and private lands may be used to develop or extend the trail system.	Proposed Policy 3.7.3.4 Active Transportation Trails are an excellent example of an active transportation opportunity where the benefit of activities such as walking, running, biking, in-line skating and cross-country skiing lead to stronger community interaction and healthier residents. Trails located within the “Recreation” designation consist of hiking, walking, and bicycle trails. The development of hiking, walking, and bicycle trails is a significant resource to the Town. Opportunities to develop new trails or extend existing trails throughout the Town will continue to be encouraged and shall be identified on Schedule “B” to the Official Plan. Public lands, floodplains adjacent to the watercourses, and private lands may be used to develop or extend the trail system. As a condition of new development, proponents shall provide for the dedication of land to the Town for pedestrian and bicycle pathways in accordance with the Planning Act. Infrastructure improvements such as accessible trail head development and accessible access points, water crossings and extensions are important components to the Trail System. Adequate signage and parking facilities shall be provided. The Town should consider the preparation

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	<p>of an Active Transportation Master Plan to assist with long-term implementation of the conceptual active transportation network contained in the Town’s Recreation and Leisure Master Plan. The Active Transportation Master Plan can identify key trail development priorities and policies to effectively guide pedestrian trail network decision-making.</p>
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<p>Comment Add a policy to speak to recreational opportunities along and on the water courses to implement the new objective of. 3.7.1.6.</p>	
<p>Existing Policy No Policy.</p>	<p>Proposed Policy 3.7.3.5 Waterfront</p> <p>The Thames River, Trout Creek, Birches Creek and their tributaries and the swimming Quarry are a treasured recreational asset. While any recreational opportunities shall play a subordinate role to the functions of the watercourses as part of the Town’s natural heritage system, activities such as canoeing, kayaking, stand up paddleboarding, and fishing are encouraged and structures such as boat launches and seasonal docks are permitted to the extent allowed by the Upper Thames River Conservation Authority.</p>

<p>Comment Address Recommendations #25 and 27 in the draft Town Recreation and Leisure Services Master Plan. Advance the policy for parkland acquisition. Remove reference to need for Town Wide park in north Ward based on Recreation and Leisure Services Master Plan.</p>	
<p>Existing Policy 3.7.2.5 New Parks Council recognizes that need for the establishment of a new Town Wide park in the north Ward. Opportunities to develop such a facility, in conjunction</p>	<p>Proposed Policy 3.7.3.6 Parkland Acquisition New Parks Council recognizes that need for the establishment of a new Town Wide park in the north Ward. Opportunities to develop</p>

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with private land developers, will be explored when considering any new development applications.

~~such a facility, in conjunction with private land developers, will be explored when considering any new development applications.~~

The Plan of Subdivision/Condominium and the Consent process is the principal method for Council to obtain parkland. Council may require that parkland/open space be provided as a part of the subdivision process and/or that cash-in-lieu of parkland dedication be acquired.

Where development is proposed, Council may impose as a condition to the approval of the subdivision process, that land be dedicated to the Town for park or other public recreational purposes. The rate of such dedications shall not exceed:

- 5% of the land being developed for residential purposes or an amount not exceeding 1 hectare per 300 dwelling units, whichever is greater
- 2% of the land being developed for commercial or industrial purposes

Where parkland dedication is being considered, the land which is to be conveyed to the Town must be suitable for parkland purposes and acceptable to the Town. Accepting parkland smaller than 0.5 hectares is discouraged, except instances that may be advantageous to the Town to reconcile gap areas and to address shortages of parkland.

Woodlots, storm water management ponds, naturalized areas, and environmentally sensitive areas should not be accepted as a part of parkland dedication, although the Town may assume these lands (over and above) for the purposes of protecting, natural areas for passive recreation (e.g., trail

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	<p>development) and educational uses.</p> <p>Where Council requires a dedication for park or other public recreational purposes, in lieu of accepting the conveyance, Council may require the cash for all or part of the required parkland dedication in circumstances where the neighbourhood has sufficient park and recreational areas to meet the needs of the residents, where the area of land to be dedicated would be impractical to use for park or recreational uses due to its size or shape, if parkland dedication would render the remainder of the site unsuitable or impractical for development, or other constraint preventing suitable park or land use development.</p> <p>Council may specify a fixed amount of cash per dwelling unit created by By-law where such amount of cash is based on the market value of land in the Town.</p>
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Comment	
<p>Existing Policy</p> <p>3.7.2.6</p> <p>Land which is designated in this Plan as “Recreational” that is in private ownership will not necessarily remain as “Recreational” indefinitely. If proposals to develop any such lands are made and the Town does not wish to purchase the land in order to maintain it as “Recreational”, then an application for the redesignation of such land for other purposes will be given due consideration by Council. Any proposal or application for redevelopment shall conform to the policies and intent of this Plan.</p>	<p>Proposed Policy</p> <p>3.7.3.7</p> <p>Land which is designated in this Plan as “Recreational” that is in private ownership will not necessarily remain as “Recreational” indefinitely. If proposals to develop any such lands are made and the Town does not wish to purchase the land in order to maintain it as “Recreational”, then an application for the redesignation of such land for other purposes will be given due consideration by Council. Any proposal or application for redevelopment shall conform to the policies and intent of this Plan.</p>

Comment	
<p>Existing Policy 3.7.2.8 While public ownership is a satisfactory way of maintaining “Recreational” areas, the “Recreational” designation shall not be construed to imply that all lands thus designated will be purchased by public authorities.</p>	<p>Proposed Policy 3.7.3.8 Section Renumbered No Policy Change.</p>

Comment Add a policy indicating that others (i.e., school boards) may also provide recreational area to implement the new objective of. 3.7.1.7.	
<p>Existing Policy No Policy.</p>	<p>Proposed Policy 3.7.3.9 It is recognized that the School Boards, the Upper Thames River Conservation Authority, and other outside agencies and bodies provide recreational opportunities for the residents of St. Marys. Council encourages this relationship and where appropriate may enter into joint management or use agreements with these outside agencies and bodies and other private organizations to augment and foster these relationships for the betterment of the residents of St. Marys.</p>

PPS - 1.7.1 Long-term economic prosperity should be supported by:

- i) promoting energy conservation and providing opportunities for development of *renewable energy systems* and *alternative energy systems*, including district energy;

PPS - 1.6.11.2 Planning authorities should promote *renewable energy systems* and *alternative energy systems*, where feasible, in accordance with *provincial and federal requirements*.

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Comment The Official Plan should contain provisions for the establishment of alternative energy sources. While the Green Energy Act removes much of the ability of local municipalities to regulate such uses, smaller scale systems could be permitted in the “Recreational” designation.	
Existing Policy No Policy.	Proposed Policy 3.4.3.10 Electricity generation through systems such as standalone or roof mounted solar panels, passive solar collectors, and geothermal system generators shall be permitted in the “Recreational” designation. The placement, design, and setting of such systems shall be in such a manner to ensure compatibility with sensitive neighbouring uses.

Comment A Policy to permit Utilities Uses in the “Recreational” designation is helpful to make it clear that these uses are permitted.	
Existing Policy No Policy.	Proposed Policy 3.7.3.11. Utility Uses Utility uses are permitted in accordance with the policies of Section 7.15.

Comment	
Existing Policy 3.4.2.10 Implementation It is intended that the creation and/or improvement of parks within the Town shall be guided by the policies of Section 7.15 of this Official Plan.	Proposed Policy 3.7.3.12 Implementation It is intended that the creation and/or improvement of parks within the Town shall be guided by the policies of Section 7.15 of this Official Plan.

Comment	
Existing Policy 3.4.2.11 Zoning By-law The implementing Zoning By-law shall be the principle tool to execute the policies of	Proposed Policy 3.7.3.13 Zoning By-law The implementing Zoning By-law shall be the principle tool to execute the policies of

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<p>this designation through the establishment of zones classification to regulate the development of the various types of recreational uses. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height).</p>	<p>this designation through the establishment of zones classification to regulate the development of the various types of recreational uses. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height).</p>
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3.7 RECREATIONAL

Recreational opportunities within the Town range from the small neighbourhood “tot lot” to the nationally renowned Canadian Baseball Hall of Fame. Recreational facilities are located in every area of the Town. The Recreational land use designation shown on Schedule “A” includes land used or intended for active and/or passive recreation uses.

3.7.1 OBJECTIVES

3.7.1.1 To promote a healthy, active community by providing a range of recreational activities which are accessible to all of the residents of the Town.

3.7.1.2 To recognize and promote existing recreational facilities and the establishment of new facilities.

3.7.1.3 To integrate recreational uses with all designations within the Town.

3.7.1.4 To promote community festivals, celebrations, and gatherings.

3.7.1.5 To recognize the Town’s “Recreational” areas as an instrument to promote economic development, tourism, and education/awareness programmes.

3.7.1.6 To promote the Town’s natural heritage features such as the Thames River, Trout Creek, Birches Creek, and the swimming Quarry as unique recreational opportunities.

3.7.1.7 To encourage other agencies to provide recreational areas for public use.

3.7.2 PERMITTED USES

Uses permitted in the “Recreational” Designation as shown on Schedule “A” to this Official Plan include a range of public and private leisure uses such as parks, trails, conservation lands, natural areas, cemeteries, school open spaces, community centres, golf courses, open spaces, recreational facilities, the Canadian Baseball Hall of Fame, and utility uses.

3.7.3 POLICIES

3.7.3.1 The Town completed a Recreation and Leisure Services Master Plan to identify important long term planning needs for the community. Council will continue to implement its recommendations and, from time to time, initiate updates to this Master Plan.

3.7.3.2 Council will encourage the development of an open space system to extend throughout the Town. Where possible, existing recreational uses, parks and

open spaces will be connected to the overall open space system. In the “Downtown” area, an integrated system of walkways along the riverfront will be developed to serve pedestrian traffic.

3.7.3.3 Park Classification

The Town has established a hierarchy of service levels for the park system in the Town. The system is based on the park’s purpose, its size, its service area, and its intended use and not on the park’s importance to the Town. In some cases, the parks described below may be located in other land use designation (i.e., “Residential”, “Natural Hazards”).

a) Town Park

Town Parks are generally designed to primarily serve the Town population and on a more limited basis the surrounding rural areas; they are located along an arterial or collector and are accessible by motorized and non-motorized forms of transportation.

They generally consist of large lighted sports fields, ball diamonds, arenas, community centres, playgrounds and more. Ancillary uses including concession stands, pavilions, parking, washrooms and bleachers are also common to these types of facilities.

Community programmes, special events, organized sports teams, and sports tournaments are also supported.

These uses are often serviced with water, sanitary sewers, and electricity.

These facilities range in size from very large land areas to much smaller in size if, for example, a cenotaph is the main focus. They may include unique natural and physical features.

b) Neighbourhood Parks

The uses are intended to serve local residential areas within a larger settlement area being designed to provide recreational areas and open space to serve residents within a 10 minute walking distance (approximately 800 metre service radius), without obstruction of physical boundaries, preferably on the corner of two intersecting local roads. Permitted recreation uses include unlit sports fields, hard surface courts, playgrounds, and other neighbourhood-level recreation facilities. Supporting amenities may include seating and open space.

The size of neighbourhood parks generally ranges between 0.5 hectares to 4 hectares in area. Larger park sizes are also acceptable.

c) Parkette/Tot Lots

These facilities are generally the smallest form of open space in the community. They are designed to serve the population in immediate proximity to the facility. Passive recreation uses including playground equipment and supporting amenities including seating and open space are permitted.

These facilities service 50 to 100 people who are generally located within 500 metres of the site. Due the type of user (younger children), physical barriers such as busy roadways and train tracks often define the service boundary.

The development of parkettes/tot lots smaller than 0.5 hectares should be discouraged, except in instances that may be advantageous to the Town to reconcile gap areas and to address shortages in parkland.

d) Other Open Spaces

Passive open spaces and parks including, walking, and biking trails, natural areas, gardens, storm water management area, cemeteries, elementary and secondary school open space areas also function as community facilities. Although the Town does not have direct influence over these uses, they are important as an open space resource.

These facilities are not directly driven by population demand.

e) Canadian Baseball Hall of Fame and Museum

The Canadian Baseball Hall of Fame and Museum is located toward the south end of Church Street, east of the Quarry. The Hall of Fame and Museum provides a unique recreational experience including active baseballs fields, a museum housing some of Canada's great baseball artefacts and memorabilia, and passive open spaces. The Hall of Fame and Museum is permitted in the "Recreational" designation and other ancillary uses such as an education centre, walking trails, picnic grounds, a stadium, and a dormitory may also be permitted on this site in accordance with applicable policies of this Official Plan.

3.7.3.4 Active Transportation

Trails are an excellent example of an active transportation opportunity where the benefit of activities such as walking, running, biking, in-line skating and cross-country skiing lead to stronger community interaction and healthier residents. Trails located within the "Recreation" designation consist of hiking, walking, and bicycle trails.

The development of hiking, walking, and bicycle trails is a significant resource to the Town. Opportunities to develop new trails or extend existing trails

throughout the Town will continue to be encouraged and shall be identified on Schedule “B” to the Official Plan. The use of public lands, the floodplains adjacent to the watercourses, and private lands may be used to develop or extend the trail system. As a condition of new development, proponents shall provide for the dedication of land to the Town for pedestrian and bicycle pathways in accordance with the Planning Act.

Infrastructure improvements such as accessible trail head development and accessible access points, water crossings and extensions are important components to the Trail System. Adequate signage and parking facilities shall be provided.

The Town should consider the preparation of an Active Transportation Master Plan to assist with long-term implementation of the conceptual active transportation network contained in the Town’s Recreation and Leisure Master Plan. The Active Transportation Master Plan can identify key trail development priorities and policies to effectively guide pedestrian trail network decision-making.

3.7.3.5 Waterfront

The Thames River, Trout Creek, Birches Creek and their tributaries and the swimming Quarry are a treasured recreational asset. While any recreational opportunities shall play a subordinate role to the functions of the watercourses as part of the Town’s natural heritage system, activities such as canoeing, kayaking, stand up paddleboarding, and fishing are encouraged and structures such as boat launches and seasonal docks are permitted to the extent allowed by the Upper Thames River Conservation Authority.

3.7.3.6 Parkland Acquisition

The Plan of Subdivision/Condominium and the Consent process is the principal method for Council to obtain parkland. Council may require that parkland/open space be provided as a part of the subdivision process and/or that cash-in-lieu of parkland dedication be acquired.

Where development is proposed, Council may impose as a condition to the approval of the subdivision process, that land be dedicated to the Town for park or other public recreational purposes. The rate of such dedications shall not exceed:

- 5% of the land being developed for residential purposes or an amount not exceeding 1 hectare per 300 dwelling units, whichever is greater
- 2% of the land being developed for commercial or industrial purposes

Where parkland dedication is being considered, the land which is to be conveyed to the Town must be suitable for parkland purposes and acceptable to the Town. Accepting parkland smaller than 0.5 hectares is discouraged, except instances that may be advantageous to the Town to reconcile gap areas and to address shortages of parkland.

Woodlots, storm water management ponds, naturalized areas, and environmentally sensitive areas should not be accepted as a part of parkland dedication, although the Town may assume these lands (over and above) for the purposes of protecting, natural areas for passive recreation (e.g., trail development) and educational uses.

Where Council requires a dedication for park or other public recreational purposes, in lieu of accepting the conveyance, Council may require the cash for all or part of the required parkland dedication in circumstances where the neighbourhood has sufficient park and recreational areas to meet the needs of the residents, where the area of land to be dedicated would be impractical to use for park or recreational uses due to its size or shape, if parkland dedication would render the remainder of the site unsuitable or impractical for development, or other constraint preventing suitable park or land use development.

Council may specify a fixed amount of cash per dwelling unit created by By-law where such amount of cash is based on the market value of land in the Town.

- 3.7.3.7 Land which is designated in this Plan as “Recreational” that is in private ownership will not necessarily remain as “Recreational” indefinitely. If proposals to develop any such lands are made and the Town does not wish to purchase the land in order to maintain it as “Recreational”, then an application for the redesignation of such land for other purposes will be given due consideration by Council. Any proposal or application for redevelopment shall conform to the policies and intent of this Plan.
- 3.7.3.8 While public ownership is a satisfactory way of maintaining “Recreational” areas, the “Recreational” designation shall not be construed to imply that all lands thus designated will be purchased by public authorities.
- 3.7.3.9 It is recognized that the School Boards, the Upper Thames River Conservation Authority, and other outside agencies and bodies provide recreational opportunities for the residents of St. Marys. Council encourages this relationship and where appropriate may enter into joint management or use agreements with these outside agencies and bodies and other private organizations to augment and foster these relationships for the betterment of the residents of St. Marys.

3.7.3.10 Electricity generation through systems such as standalone or roof mounted solar panels, passive solar collectors, and geothermal system generators shall be permitted in the “Recreational” designation. The placement, design, and setting of such systems shall be in such a manner to ensure compatibility with sensitive neighbouring uses.

3.7.3.11. Utility Uses

Utility uses are permitted in accordance with the policies of Section 7.15.

3.4.3.12 Implementation

It is intended that the creation and/or improvement of parks within the Town shall be guided by the policies of Section 7.15 of this Official Plan.

3.4.3.13 Zoning By-law

The implementing Zoning By-law shall be the principle tool to execute the policies of this designation through the establishment of zones classification to regulate the development of the various types of recreational uses. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height).