

Assessing the Potential Value of Landscape Character Assessment in Improving the Lake Planning Process

A Masters Report for the Degree of Masters of Planning (M. PL.)
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Executive Summary

In recent decades, significant development has occurred in the Central Ontario. Not only has this development increased year-round population, but also the number of condominiums, increased in scale in relation to traditional dwellings. Further, the transfer in real estate to many lake environments is not only selling homes in the inflated real estate markets, but also in rural and lakefront areas. Many of these individuals are converting their properties into permanent or part-time homes and are enjoying living. In some cases, the increase in demand has even accompanied an increase in property values of 100% over years. This transformation can be described as rural gentrification, a change in the physical character of the community.

Waterfront development has occurred in Southern Ontario, and has resulted in a greater density of residential and commercial ventures of significant scale. This trend has been accelerated by increased wealth of the population. This population is moving to waterfront areas, and is increasing their expectations of amenities equated with urban waterfront property values and their associated costs (Wraight, 2000). This trend creates rapid changes in existing

landscape planning as well as community-based lakes were reviewed. Frontis review a number of existing recent lake plans from Ontario to determine whether LCA was used in their plan formulation of whether certain community values, policy vision(s), and municipal planning and lake planning process. This knowledge may assist the lake planning level stakeholders in the lake planning process, monitoring lake environmental protection

Finally, a case study of LCA of Clear-Storey-White Lakes (Appendix A) was completed. The British Columbia model of LCA is being employed as a structured approach to LCA.

Key Observations

Underpins the reality that character speaks to the values intrinsic to many lake users, steward and regulators in ways that offer assessment and monitoring programs. For example, the Ontario Ministry of the Environment's Lake Ontario and Lake Huron Basin Plan is focused on water quality and falls short on overall 'landscape' environmental protection

There are many reasons to endorse a framework such as LC that can integrate complex scientific and environmental need with socioeconomic realities at a landscape scale. According to academic literature, landscapes are constantly evolving rather than fragmented individual parts (Yaher et al., 1998). This is why it is important to study their changing interactions and external forces in order to facilitate appropriate policy and protection

Cultural landscape and character studies reviewed in this report (literature review) address many landscape issues and judgments similar to LCA, however, in a stand-alone structure, considered shortcoming. Similarly each of the lake plans reviewed in Method 2 included elements of LCA, such as identifying the value of character and landscape assessment in planning judgments of sensitivity and capacity. The plans reviewed do not appear to be an expression of traditional environmental development on lakes. Seemingly conservation-oriented stakeholders concerned with the ability to do 0 mph in my Scarboro onto absent from the literature is value phrases such as the services and overreliance for 'the family visits.' These values, though not identified in the lake plans reviewed are illustrated by the activities of many waterfront land and lake users.

The lake planning process (4)-(10). method 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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Consideration was also given to the question of whether certain community values, policy vision(s), and municipal planning and lake planning process. This knowledge may assist the lake planning level stakeholders in the lake planning process, monitoring lake environmental protection

(s) using the British Columbia model of LCA

Appendix A was completed. The British Columbia model of LCA is being employed as a structured approach to LCA. it represents the most practiced and

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jurisdiction on lakes and rivers, make it difficult to
environmental character protection. For example, mitigation
however for poor but in certain areas (as do in some
structures to be made from the lake by vegetated over in
inadequate governance structures.

Further findings uncovered that the British model of LCA is
developed and available at this time. The process involves
through background research and field study. This information
judgments, applications to planning conservation and land

achieve and extract measures for overall
through regulation of the level of
provincial parks) or necessity for new
complex technical guidelines and

that is not prevalent and well
objective characterization and classification
information is synthesized through making
management. Objective classification

- LCA should be considered for use as a component in monitoring change.
- LCA should be considered as an interpretative tool in engagement planning
- Current landscape plans are unique from other infrastructure a

of landscape and environmental
 and public participation in landscape
 plans though often have similar

