

**THE UNIVERSITY OF WESTERN ONTARIO  
DEPARTMENT OF GEOGRAPHY**

**GEOGRAPHY 2162B:  
Introduction to Urban and Regional Planning  
January to April 2014**

**Lecturer:** Sergio Pompili M.A., Dipl. A.A. Urban Design,  
Previously a Member of CIP & OPPI

**Office:** Room 2221 SSC  
**Office Hours:** Wednesdays 6:15 – 6:45 pm  
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**Lectures:** Wednesdays 7:00 – 10:00 pm  
**Location:** Room 3014 SSC

**General Course Description:**

The objective of this course is to expose the student to the role that land use planning plays within our urban, regional, and rural settings. The first part of the course will define planning and planning theory. Next, there will be discussion on why we need to plan our physical environment, what the public interest is in planning, and determination of the role planners have in the land use approval process. There will also be an initial review of the major stakeholders in the municipal public decision-making process. Lastly, there will be an outline of the steps in both initiating and completing land use change, as for example, by undertaking the processes of planning through policy formulation and implementation.

The course will also establish the setting for land use planning in the Province of Ontario by reviewing both the political and regulatory hierarchies that are in place. This top-down approach will review the forms of local government and identify the key land use regulatory and/or development tools, such as the official plan, zoning by-law, plan of subdivision, land severance, minor variance, site plan, and building permit. The course will also touch on the roles of the key provincial ministries and public bodies that are part of the land use regulatory process.

The next part of the course will focus on what factors impact the decision-making process when undertaking land use change. The class will further review the role that the major stakeholders and/or actors play within the determination of land use. There will also be a discussion on the complex interrelationships that exist between the physical, environmental, economic, social, and built considerations in planning. We will also examine the City of London's municipal government structure, in terms of the make-up and function of City Council and its Committees, identification of the key Departments, and the procedure that is used in processing land

development applications. Lastly, the course will touch on the key role that municipal servicing plays in determining if land tracts are economically developable.

The final part of the course will discuss the role of urban, regional, and rural planning in our current setting. Emphasis will be placed on the need for a new form of sustainable urbanism. Various alternative development options will be discussed, such as smart growth, compact urban form, infill and intensification, mixed-use development, place making, creating healthy and environmentally friendly communities through Leadership in Energy and Environmental Design (LEED) and LEED – Neighbourhood Development (LEED-ND) development projects, redevelopment of brownfield sites, preservation of farmland, and environmentally sensitive areas, and healthy/sustainable communities.

Throughout the course, students will be encouraged to discuss, debate, and formulate their own opinions of the role the planning field plays within the urban, regional, and rural settings. The objective of the course is to inform students of the local government structure and establish the importance of the land use planning field within the municipal public approval process, regardless of their ultimate career choices. In order to achieve these objectives, regular attendance and active contribution in lectures is required. Students must also complete a group presentation, midterm test, research report, and a final exam.

## **Course Outline:**

### **Understanding the Meaning of the Word “Planning”:**

January 8, 2014: Defining Planning and Planning Theory

*WebCT Readings: Introduction to Structure and Debates of Planning Theory*

January 15, 2014 to  
January 22, 2014:

Determination of the Public Interest within the Planning Process

Establishing the Role Planners Have in the Determination of Land Uses within our Urban, Regional, and Rural Areas

Understanding the Decision-Making Environment in the Determination of Land Use

Initial Identification of the Major Stakeholders within the Land Use Approval Process

Establishment of the Need to Formulate Plans and/or Policies in Problem-Solving Critical Thinking before Undertaking Required Action

Establishment of How Plans and Policies are implemented in the Planning Process

*WebCT Reading: Planners as Negotiators*

Establishment of the Need to Monitor and Evaluate the Implemented Plans and Policies in the Land Use Planning Process

### **Urban, Regional, and Rural Planning within the Province of Ontario:**

January 29, 2014 to  
March 5, 2014:

A Hierarchical Review of Planning from the Federal, Provincial, and Municipal Levels

Establishment of the Policy Hierarchy in the Province of Ontario

Establishment of the Planning Hierarchy and Horizontal Integration of Planning in the Province of Ontario

Establishment of the Planning System in the Province of Ontario through the Review of the Following:

Upper, Lower, and Single Tier Municipalities

The Municipal Act

The Planning Act

*WebCT Reading: General Plan Evaluation Criteria*

Provincial Policy Statement (PPS)

Ministry of Municipal Affairs and Housing (MMAH)

Ontario Municipal Board (OMB)

Municipal Land Use Development Control

Review of Other Regulatory Provincial Ministries and Public Bodies that Impact Land Use and Development

*Internet Links:*      <http://www.london.ca/Planning/Official-Plan-Online/OfficialPlanOnlinetext.htm>  
  
<http://www.london.ca/Planning/zoningmap.htm>

February 19, 2014:    Reading Week

February 26, 2014:    Midterm Test

### **Municipal Decision-Making Process in Land Use Planning:**

March 12, 2014:      The Urban-Rural Fringe: A Case Study on London-Middlesex  
  
Detailed Examination of the City of London's Single Tier Municipal Government Process, in terms of the Determination of Urban Land Uses  
  
City Council and its Committee System  
  
Key Departments within the Land Approval Process  
  
Detailed Review of the Major Impact Municipal Servicing Has in the Determination of Land Uses

### **Role of Urban, Regional, and Rural Planning in Our Current Setting:**

March 19, 2014 to  
April 9, 2014:      The Need to Create Sustainable Urbanism in order to Respond or Be Accountable to Climate and Environmental Changes by Creating Alternative Development  
  
Smart Growth, Compact Urban Growth, Infill and Intensification, Mixed Use Development and Place Making, Creating Healthy and Environmentally Friendly Communities through Leadership in Energy and Environmental Design (LEED) and LEED – Neighbourhood Development (LEED-ND) Development Projects, Redevelopment of Brownfield Sites, Preservation of Farmland, and Environmentally Sensitive Areas, and Healthy/Sustainable Communities

**Note:** Government and Private Interest Initiatives Will Be Cited as Examples of the Viability of These Above Referenced Land Use Planning Alternatives

**Note:** Changes to course material and times that it is taught may occur during the term

### **Course Tools:**

**Lecture Based Course – There is no Required Textbook**

**Supplementary OWL Readings**

**Course Related Newspaper Articles on OWL**

**City of London Official Website Links**

### **Course Assignments and Grading:**

Group Assignment: Presentation (5%) & Written Submission (10%):	15%
Midterm Test (February 26, 2014):	25%
Planning Report (April 9, 2014):	25%
Final Exam (TBA):	25%
In Class Short Answer Questions (5%) & Class Participation (5%):	10%

Group Assignment and presentation members will be established by the end of the 4<sup>th</sup> week. During this time period, a sign-up sheet will be provided and finalized. The written component of the Group Assignment is due the date that it is presented.

All students will be required to write the midterm test. There will only be one opportunity to write a make-up midterm test if proper documentation is provided.

Group Assignments and Planning Reports are to be personally handed to the instructor on the due date at the beginning of class. If assignments are not submitted on the due date, there will be

an automatic 10% late penalty. In addition, a daily 1% mark deduction (weekends count as one weekday) will apply. Assignments will not be accepted if handed in more than one week after the due date. ***If reports are submitted outside of class, they must be dropped off at the Geography Office (because they are required to be stamped).*** Students are required to keep a copy of all materials handed in for the course.

Late penalties will be waived for justifiable medical and humanitarian grounds. In these cases, appropriate documentation must be provided or a mark of zero will be assigned.

For UWO Policy on Accommodation for Medical Illness:

[http://www.uwo.ca/univsec/handbook/appeals/accommodation\\_medical.pdf](http://www.uwo.ca/univsec/handbook/appeals/accommodation_medical.pdf)

Downloadable Student Medical Certificate (SMC): <https://studentservices.uwo.ca> under the Medical Documentation heading.

### **Academic Integrity:**

“Plagiarism: Students must write their essays and assignments in their own words. Whenever students take an idea, or a passage from another author, they must acknowledge their debt both by using quotation marks where appropriate and by proper referencing such as footnotes or citations. Plagiarism is a major academic offence. Scholastic offences are taken seriously and students are directed to read the appropriate policy, specifically, the definition of what constitutes a Scholastic Offence, at the following Web site:  
<http://www.uwo.ca/univsec/handbook/appeals/scholoff.pdf> .”

“All required papers may be subject to submission for textual similarity review to the commercial plagiarism detection software under license to the University for the detection of plagiarism. All papers submitted will be included as source documents in the reference database for the purpose of detecting plagiarism of papers subsequently submitted to the system. Use of the service is subject to the licensing agreement, currently between The University of Western Ontario and Turnitin.com.”

### **Note:**

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You are responsible for ensuring that you have successfully completed all the course prerequisites. “Unless you have either the requisites for this course or written special permission from your Dean to enroll in it, you may be removed from this course and it will be deleted from your record. This decision may not be appealed. You will receive no adjustment to your fees in the event that you are dropped from a course for failing to have the necessary prerequisites.”