

## 2.0 Campus Context

Trent University, specifically the Symons Campus, is located at the periphery of the City of Peterborough. Peterborough and the Kawarthas are known for their scenic natural setting, with deep forests, open fields, plentiful waters, and wilderness areas that make this region a draw for nature lovers.

The Symons Campus has a rich history of natural succession and geophysical formations that shaped the landscape that exists today; First Nations presence on the lands and waters of their traditional territory from a *time immemorial*; European settlement and agricultural practices, many of which continue today; and the founding and evolution of the University, which materialized from a grassroots dream of the community and has quickly grown to become a leading institutional, nationally. This story sets the foundation for the Symons Campus lands and their evolution.

### 2.1 The Story of the Land

The following is a summary of the history of succession of the Symons Campus with input from Elder Doug Williams. The Phase 1 Background Report describes this story in more detail.

A billion years ago, many geophysical formations shaped the landscape that exists today. Subterranean rock folded upward and created a mountain range and an inland sea called the Ordovician Sea. Over the subsequent 450 million years mountains then became undulating hills and the sea retreated. There have also been four periods of glaciation, with the most recent retreating 12,000 years ago. These geological processes resulted in geologic strata comprising limestone over metamorphic rock, which is the predominant geological formation in the Trent lands at the present time. The latest glaciation left the recognizable drumlin formations that are evident on the landscape today. After the latest glaciation, vegetation had a new environment to colonize and animals had more habitat to populate. This new ecosystem would eventually attract bands of nomadic hunter-gatherers (Paleo-Indian).

Evidence of populations in Ontario date back to the Archaic Period (8000 BCE - 950 BCE), where populations used large base camps on islands, near river mouths and on the shores of embayments where a variety of flora, fish, and wild fowl resources could be obtained during the spring, summer and fall seasons.

Fur trading activities were underway in the eastern woodlands, but it wasn't until the 17<sup>th</sup> century when Samuel de Champlain arrived in the region and established the first direct contact between Europeans and Indigenous populations. In 1632, Champlain, described the Kawarthas as a beautiful area with bountiful flora and fauna. He also described the abundance of good, cleared land, abandoned by the Indigenous peoples due to wars.

According to the Elders, the Michi Saagiig have always existed in this territory. They would often travel either seasonally or for a number of seasons to lands and waters where game, food, and medicines were plentiful.

By the 1800s, European settlers moved north from Lake Ontario. Quickly, populations of animals diminished to supply the fur-trade and fishing became a significant resource for food and profit. The fertile soil created by the geomorphic processes promoted tree and vegetation growth, which resulted in the removal of trees for lumber and removal of vegetation for farming the fertile soils. Tracts of land were cleared of trees and vegetation for farming, and lumber mills were established along the river, one of which founded what is now the location of Nassau Mills Road, south of the Symons Campus. Lumber mills were the first instance of pollution in the Otonabee River, as the mills would dump sawdust and other pollutants directly into the river. Oral stories reflect that at the mouth of the Otonabee River at Rice Lake, boats would

only have a few inches of water to float as the river was so full of sawdust and debris.

From the geological processes to first land use to European colonization, this history tells the story of how the landscape that exists today took shape.

## 2.2 History of the Campus

The Trent University Act received Royal Assent in April 1963, and Trent University first opened its doors to students for the 1964-65 academic period at a temporary location in downtown Peterborough. Trent University was a grassroots dream of the community who desired a post-secondary institution in Peterborough, allowing their children to get a high-quality education at home. To support the creation of this new university, General Electric employees helped fund raise through a pay stipend, and the company donated 100 acres (40 hectares) of land in the north end of the City. Thomas H.B. Symons, Trent's founding president, and the first Board of Governors purchased or appropriated the land surrounding General Electric's gift, eventually growing the campus to approximately 1,440 acres (583 hectares) on both sides of the Otonabee River, to support the unforeseen future needs of the young university.

Professor Symons championed architect Ron Thom to design or oversee all matters relating to the physical presence of the University. The 1964 vision for Trent University was that of *"a residential university, based on the college system, designed to encourage the mixing together of many kinds of scholars and to avoid as far as possible the stratification of people in different disciplines."*<sup>1</sup>

<sup>1</sup> Trent University. "Ron Thom's Master Plan for Trent". <https://www.trentu.ca/trentlandsplan/plan/1964-master-plan>. Accessed 04 October 2020.

## The 1964 Ron Thom Master Plan

The 1964 Master Plan identifies the following key elements for the Trent University Campus:

- The Otonabee River as the main feature;
- The integration of the new university campus within the natural environment without compromise for either;
- The principle of a walking campus with no intrusion of vehicles;
- A consistent University character and building palette that reflects regional qualities;
- The library and academic square as the central and uniting space of the campus;
- An even distribution of colleges that enables each to distinguish itself from the rest;
- A grouping of the three basic science disciplines to allow for the ever-changing nature of their boundaries and collaborative faculties;
- A “*meeting place of town and gown*” and a natural attraction in the City of Peterborough, with a village at the end of the campus, planned to primarily serve the basic and recreational needs of staff and students, and the wider community;
- Opportunities for athletics, which are to contribute to the wellbeing of everybody throughout their university career;
- A public picnic site (developed by the Otonabee Conservation Authority) on the Trent Canal land to the south of the University, which may be paired with an inn;
- A scattering of the various faculties to encourage the infusion of disciplines;
- A flexible and adaptable electrical distribution system; and
- A framework that will allow for change and development, as opposed to a single definitive design for the entire university; a method of harmony without rigidity.

## Evolution of the Symons Campus<sup>2</sup>

Once the renovations of the downtown Peterborough buildings were complete, Ron Thom designed the university’s flagship building, Champlain College, in close collaboration with founding president Thomas H.B. Symons, vice-president Denis Smith, and an advisory group of Trent’s board members, future professors, and students. The construction process was a mixture of craft and science, and unique at the time.

The design and construction of Champlain College was followed by Lady Eaton College, the Thomas H. Bata Library, and the Reginald Faryon Bridge.

The original design vision of the college buildings reflected an intimate approach to higher education, as opposed to the traditional large classrooms and lecture halls, with distinct buildings for student residences. Integration was a driving principles of the design of much of the campus, and a small student-to-teacher ratio a driver of classroom, common room, and even furniture design.

<sup>2</sup> Trent University. “Heritage Stewardship: The Architectural Vision”. <https://www.trentu.ca/heritage/architectural-vision>. Accessed 04 October 2020.





## 2.3 The Symons Campus Today

The lands at Trent University's Symons Campus are a precious asset, rich in natural and cultural heritage, and vital to the resilience of Trent and our communities.

Today, the Trent lands are located on the Treaty 20 Michi Saagiig territory and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations, which include: Curve Lake, Hiawatha, Alderville, Scugog Island, Rama, Beausoleil, and Georgina Island First Nations. Of these First Nations, Curve Lake, Hiawatha, Alderville, and Mississaugas of Scugog Island are closest in geography to Trent University and have graciously informed the Trent Lands and Nature Areas Plan, and will continue to take part in the engagement process.

The Symons Campus is a rural campus, located at the urban fringe of the City of Peterborough, with approximately 1,440 acres (582 hectares) of land situated on the banks of the Otonabee River, and over 30 kilometres of nature trails. The combination of lush forest, drumlins, wetlands, streams, and open fields provides a unique learning and recreational environment that is used by Trent students, faculty, and staff as well as by members of the Peterborough and surrounding communities.

## 2.4 Academic Mission<sup>3</sup>

Trent University's academic mission is to:

- *“Prepare students to make significant contributions to an increasingly complex world by providing them with a distinctive liberal arts, science or professionally focused education, which is enhanced by global perspectives, experiential learning and interdisciplinary approaches to personal and professional development;*

- *Encourage and celebrate excellence and innovation in teaching, learning, research and student development;*
- *Remain at the forefront of Indigenous education and scholarship;*
- *Develop strong partnerships and collaborations with external communities, professions, and other institutions, as well as within our Colleges, departments, and programs;*
- *Foster sustainability, in its environmental, social and economic dimensions, on our campuses and in all aspects of our work; and*
- *Promote a culture which engages all members of the Trent community, favours dialogue and collegiality, and nurtures a sense of belonging”<sup>3</sup>*

The Trent Lands and Nature Areas Plan is directly connected to all aspects the University's academic mission, which was a guiding frame of reference for the Plan.

## 2.5 Board Strategic Objectives (2016–2022)

The TLNAP is a key plan to achieve multiple of the Board's strategic objectives including:

- Advance appropriate and thoughtful development on the Trent lands guided by an updated Trent Lands Plan.
- Foster and facilitate experiential learning and co-op programs at Trent.
- Work collaboratively with our host communities, indigenous peoples, and with municipal, provincial, and federal governments.
- Become the preferred 'primarily undergraduate' university in Canada, from a teaching, research and reputational point of view.
- Secure new revenue streams for the University.

<sup>3</sup> Trent University. "Vision and Mission". <https://www.trentu.ca/about/vision-mission>. Accessed 04 October 2020.

## 2.6 Trent University Studies and Plans

The TLNAP was initiated in the fall of 2018 to update previous Trent University Plans, including the 2002 Stewardship Plan for Trent University Nature Areas, the 2006 Endowment Lands Plan, and the 2013 Trent Lands Plan.

### Stewardship Plan for Trent University Nature Areas (2002)

The Stewardship Plan was prepared in 2002 as Trent University's first campus-wide study into the ongoing management and preservation of Trent's Nature Areas. The report focused on a detailed analysis of 16 Nature Areas representing over 50 per cent of the Symons Campus, identified by a study in 1989 and recognized by the Board of Governors and University Senate as areas significant for their natural heritage values and functions.

The study involved detailing past and current ecological and geological conditions, mapping and identifying plant communities, and identifying user safety issues for each Trent Nature Area. The study resulted in a number of modifications and consolidations to Trent Nature Area boundaries. In addition, recommendations were made addressing stewardship responsibilities, strategic priorities, funding needs, and policy enforcement strategies for the Nature Areas.

### Endowment Lands Master Plan (2006)

The Endowment Lands Master Plan was developed in 2006 to guide decision making and enable Trent University to be proactive in the development of its lands, with a focus towards maximizing financial benefit through revenue generation projects. A focus on sustainable development, respect for the unique Trent context, and protection of the Nature Areas were among the guiding principles for the study.

The Endowment Lands Master Plan provided recommendations related to where development should occur, when it should occur, and what form and character of development is appropriate. A detailed vision for this framework was articulated through plans for 24 individual Parcel Areas, and included analysis on appropriate land uses, design principles, and development and ownership considerations. The Plan also provided guidelines addressing issues of interface and integration between the Endowment Lands with other campus lands and Nature Areas.

### Trent Lands Plan (2013)

Coincident with the University's 50<sup>th</sup> anniversary, the Trent Lands Plan was developed in 2013 to ensure that the University and the community continued to prosper over the next 50 years. Building upon previous planning work including the 2006 Endowment Lands Master Plan, the 2013 Plan included a series of extensive public consultation events with students, alumni, faculty, and staff; the City, County, and townships; and community members to discuss the possibilities for Trent's Endowment Lands. The allocation of lands for academic, research, and recreational needs were identified as important priorities.

Key principles of the Plan included strengthening integration, connectivity, and relationships with the surrounding community, protecting and enhancing nature areas, and targeting sustainable initiatives and projects. The final Trent Lands Plan set out a comprehensive framework for the intended uses of the land and the location of major infrastructure.





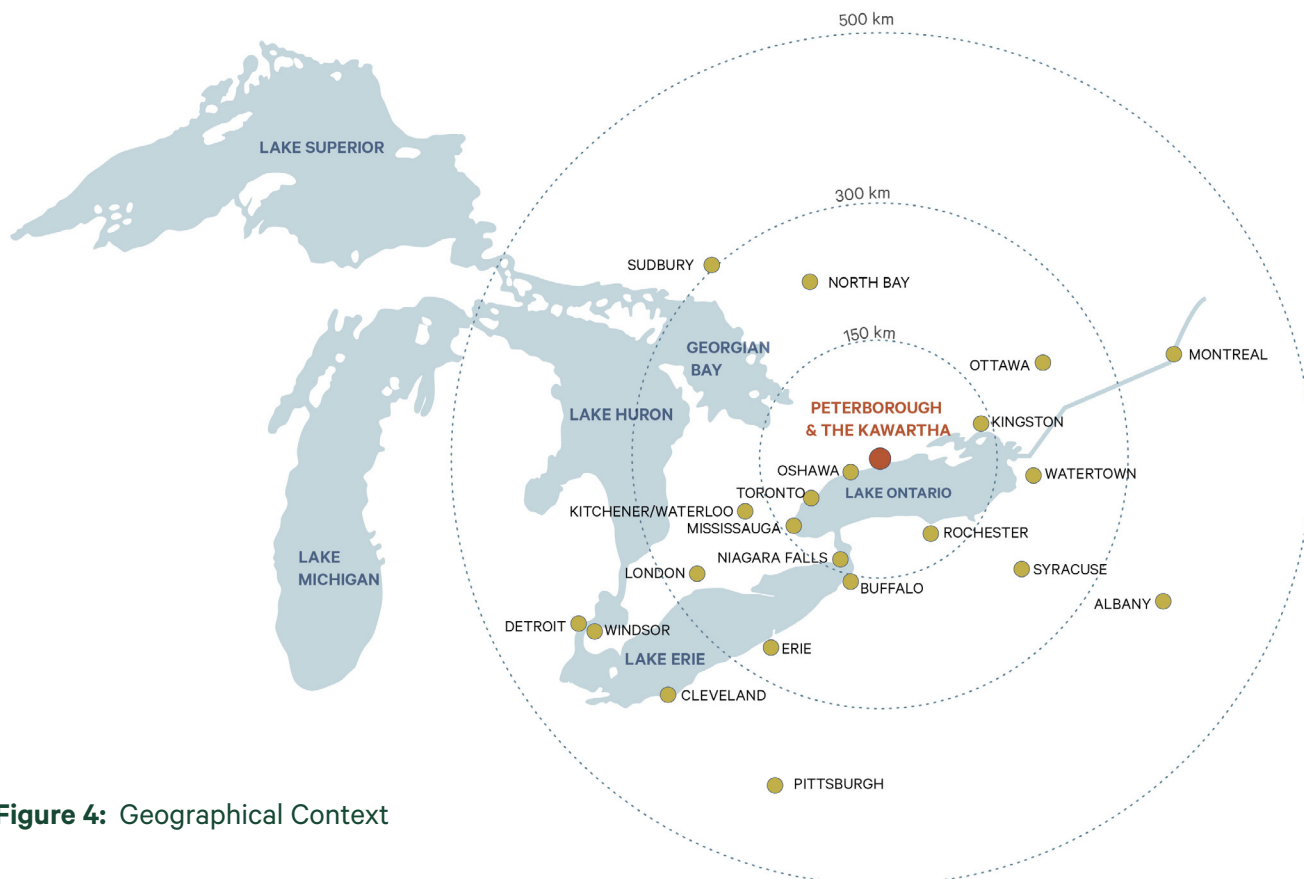
## 2.7 Peterborough and the Surrounding Community

The Peterborough Census Metropolitan Area is one of the fastest growing metropolitan areas in Canada, and includes the City and adjacent townships of Selwyn, Cavan Monaghan, Otonabee-South Monaghan, and Douro-Dummer. Peterborough boasts the largest proportion of its residents who work in the City, with approximately 80 per cent of residents working in Peterborough in 2012 (City of Peterborough Comprehensive Transportation Plan). **Figure 4** shows the geographical context of Peterborough and its surrounding areas.

While Trent University's Symons Campus is located within the City of Peterborough's urban boundary, it shares its eastern and southern boundary with Douro-Dummer, and its northern and a portion of its western edge with Selwyn.

Growth in the Peterborough Census Metropolitan Area is being met by updates to City policy and investments in public infrastructure, including but not limited to:

- Local government upgrades to Pioneer Road in 2019, including a multi-use trail, a sidewalk, street lights, as well as the planting of trees and grass along the route that is east of Nassau Mills Road;
- Planned improvements to University Road by 2026;
- The completion of the Highway 407 extension to Highway 35/115 in Clarington in 2019;
- An update of the City's Official Plan (including a Natural Heritage System for the City), projected to be adopted by Council in 2021;
- A 2018 update to the 10-year Housing and Homelessness Plan (2014-2024);



**Figure 4:** Geographical Context

- A review of the City of Peterborough’s municipal parks and open spaces, and the City’s urban forest canopy, which was initiated in July 2018;
- A watershed planning study, initiated in 2019;
- A comprehensive review and update of the City-wide Transportation Master Plan, beginning in September 2020;
- The North End - Trent University Area Transportation and Wastewater Management Class Environmental Assessment which assesses infrastructure capacity and requirements in the Trent University Area;
- The East Side Transportation Study, which will assess transportation infrastructure needs and priorities associated with development planned east of the Trent Severn Waterway and north of Lansdowne Street East;
- A \$4.76M investment in transit projects in Peterborough City and County by the Provincial government, announced in August 2019; and
- Improvements, rehabilitations or full replacements of the series of locks and dams along the Trent Severn Waterway National Historic Site, planned by Parks Canada to be completed in the next five years.

On a County-wide scale, two current initiatives are relevant to the TLNAP:

- The new County Official Plan study, initiated in 2017; and
- The 2020 update to the County of Peterborough's Transportation Master Plan (2020-2040).

Additionally, a possible provincial highway bypass is currently being studied by the Ministry of Transportation Ontario.

The TLNAP has been informed by these various studies and was developed in close consultation with the City of Peterborough and Otonabee River Conservation Authority, and with input from the adjacent townships and the County of Peterborough.

### City of Peterborough Resident Priorities

In preparing the 2021 budget, the City of Peterborough asked its residents to rank the importance of issues in the community. The survey generated 519 responses, listing the following top issues:

1. Housing/accommodations
2. Social issues
3. Cost of living
4. Environment/climate change/sustainability
5. Health/public health
6. Economy/jobs/economic issues
7. Infrastructure/transportation
8. Crime/criminal activity
9. Provision of recreation facilities
10. Property taxes
11. Governance/transparency
12. Arts, culture and heritage

## 2.8 Regulatory and Guidance Framework

To develop the TLNAP, it is important to understand the key “drivers of change” in concert with the issues and opportunities to inform the vision. We know that Canada is the fastest growing country in the G8. The Greater Golden Horseshoe (GGH) will increase from a population of 9 to 14 million persons in the next 25 years. 60 to 80 per cent of that growth will occur through immigration; 40 to 50 per cent will be accommodated within existing urban boundaries. Consistent with growth and policy directives extending from the Growth Plan down to the Official Plan, the planning of Symons Campus considers several scales to address best use of city-wide infrastructure and investments, interrelationships with the broader communities and natural assets, as well as the daily experience and function of Trent University to address the diverse needs of staff, students, and visitors. The history of Peterborough’s growth and evolution and Trent University’s role within that is also an important consideration. The success of the TLNAP will be based on its ability to site the built and landscape components in a manner that relates to the surrounding community and natural assets.

Federal, provincial, municipal, and local plans, legislation, policies, and studies discussed in the Phase 1 Background Report provide direction and guidance for the preparation of the TLNAP. Their identification here provides a summary of key legislation, plans, and policy documents that will inform conservation and management of natural resources, and site-specific planning for various campus initiatives. It is important to acknowledge that **the TLNAP represents an initial study to inform natural heritage management land use planning.** Site-specific technical studies will be undertaken, as required to address applicable plans and policies, to inform site plan design and application processes for any proposed campus developments. Additional technical studies required to inform the development proposal may include, but are not necessarily limited to the following:

- Hydro-geological study;
- Environmental Impact Studies (Species at Risk, ecological features and functions, impact assessment, mitigation, buffers, etc.);
- Traffic / transportation studies;
- Noise studies;
- Servicing studies; and/or
- Stormwater Management Plan.

These studies provide input to, and assess the potential impacts of, a proposed development and land use on the natural features of the site, and may require a range of responses such as avoidance, mitigation, buffers, habitat enhancement, and/or monitoring (described in more detail in Part IV, Towards Implementation).

## Snapshot of the Regulatory and Guidance Framework

### Notable Treaties with the First Nations

- **Rice Lake Treaty 20** signed November 5, 1818.
- **Williams Treaties** signed on October and November of 1923, and the *Williams Treaty Settlement Agreement*, which provided for recognition of pre-existing Aboriginal rights including the right to harvest in their territory, financial compensation from Canada and Ontario, up to 11,000 acres in *Additions to Reserve* lands for each First Nation, as well as a historic apology.
- In November 17, 2018, as part of the *Williams Treaty Settlement Agreement*, the Governments of Canada and Ontario apologized for the injustices faced by the Michi Saagiig and Chippewa peoples.

### Federal Legislation

- **The Fisheries Act (1985)** protects fish and fish habitats, including prohibiting the deposit of deleterious substances into waters frequented by fish.
- **The Migratory Birds Convention Act (1994)** ensures the protection of listed migratory bird species, their nests, eggs, and offspring.
- **Species at Risk Act (2002)** protects sensitive species from becoming extinct by securing actions for their recovery.

### Provincial Framework

- **The Planning Act, R.S.O. 1990** provides the basis for the consideration of stated provincial interests, and requires all provincial and municipal planning decisions to integrate and align with these interests. It provides the basis for proper and meaningful engagement and consultation.
- **The Conservation Authorities Act, R.S.O. 1990** guides the conservation, restoration, development, and management of natural resources in watersheds

in Ontario. The Act outlines conservation authority roles and responsibilities and regulates their delivery of mandatory and non-mandatory programs and services.

- **The Endangered Species Act (2007)** prohibits harming, harassing, or killing individuals of provincially-listed endangered or threatened Species at Risk and their habitat.
- **The Provincial Policy Statement (2020)** contains overall policy directions on matters of provincial interest related to land use planning and management. The policies of the PPS provide for appropriate development while ensuring the protection of natural resources, public health and safety, and a high-quality natural and built environment for the achievement of complete communities.
- **The Growth Plan for the Greater Golden Horseshoe (2019)** directs growth to delineated built-up areas and strategic growth areas within existing settlements, and away from hazardous lands.

### Otonabee Region Conservation Area Policy

- **The Watershed Planning and Regulation Policy Manual (2015)** provides a comprehensive and complete set of watershed planning and regulatory policies that can be incorporated into municipal planning documents, such as Official Plans and Zoning By-laws.

### City of Peterborough Regulatory Framework and Policy Studies

- **The City of Peterborough Official Plan (1981, Consolidated March 31, 2019)** is the key planning document guiding the long-term growth and development of the municipality. The City of Peterborough is currently undertaking an update of its Official Plan. Until the Draft Official Plan is adopted by Council, the 1981 Official Plan remains in force and effect.

- **The Draft Official Plan (ongoing)** introduces a new vision for Peterborough’s future, and updates the City’s land use policies to reflect recent changes to the Provincial policy framework, including delineating a Natural Heritage System.
- **The Urban Forest Strategic Plan (2011)** provides guidance and direction for the maintenance, renewal, and community awareness of the City’s urban forest resource.
- **The Community Sustainability Plan (2012)** establishes a 25-year vision for sustainability across the City and County of Peterborough, the eight townships in Peterborough County, and the Curve Lake First Nation and Hiawatha First Nation.
- **The Municipal Cultural Plan (2012)** recognizes the importance of Peterborough’s cultural sectors and assets to the City’s economic prosperity and social engagement.
- **Vision 2025 (2016)** is a 10-year strategic plan for recreation, parks, arenas, and culture for the City of Peterborough.
- **The Age-Friendly Peterborough Community Action Plan (2017)** recognizes the need to support healthy and active aging, promote inter-generational connection, and enhance physical, social, and health-related infrastructure to support wellbeing for older adults.
- **The Accessibility Plan (2018)** provides a five-year road map to help Peterborough become accessible by the year 2025. The Plan outlines strategies and actions to identify, remove and prevent barriers for people with disabilities, and to meet the requirements of the *Accessibility for Ontarians with Disabilities Act, 2005 (AODA)*.
- **The 10 Year Housing and Homelessness Plan (2014) and Progress Report (2018)** sets out a long-term vision and approach to meet the needs of people across the full housing spectrum, including those who are experiencing homelessness, renting, want to own, or already own their home.
- **The Urban Tree Canopy Study (ongoing)** studies how best to manage the urban tree canopy, which covers 20 per cent of the City, and is a key community resource that is increasingly at risk.
- **The Climate Emergency Statement and Climate Change Action Plan (ongoing)** serves the purpose of naming, framing, and deepening the City of Peterborough’s commitment to protecting the community, economy, and ecosystems from climate change.
- **The Watershed Planning Study – Our Watershed, Our Blueprint (ongoing)** will provide the City and neighbouring municipalities with a framework of established goals and objectives to help protect and manage water resources.
- **The City-wide Transportation Master Plan (ongoing)** will develop a transportation system that supports active transportation, transit, transit demand management, and integrate with land use planning to support the growth and economic prosperity of the City.
- **The North End – Trent University Area Transportation and Wastewater Municipal Class Environmental Assessment (ongoing)** explores improvements to existing infrastructure and capacity requirements for the Trent University and surrounding study area.
- **The East Side Transportation Study (ongoing)** will assess transportation infrastructure needs and priorities associated with development planned east of the Trent Severn Waterway and north of Lansdowne Street East.

## 2.9 The Big Picture

According to Macleans Magazine, Trent University has been ranked as the #1 undergraduate university in Ontario for a decade. Trent also ranks in the top spot in the province for many key student areas, including Student Services, Student Awards, Academic Advising, and Extracurricular Activities. Trent’s Environmental Science and Biology programs have been included in “Canada’s Best Programs”, a list of the top 20 programs across all universities in all categories.

Ontario’s universities are vital to the province’s and nation’s social and economic wellbeing. A healthy and secure university prepares students for life-long careers and contributes to technological advancements and innovations, and a globally competitive economy. Universities drive local, regional, provincial, and national economies, creating jobs, providing support to local businesses, spurring innovation, and driving competition. They are leaders in the fight against climate change, disseminating knowledge and research that contribute to a real and lasting change in how we manage the environment and reduce our ecological footprint. They are inclusive spaces that bring together people of all ages, backgrounds, and abilities.

The Covid-19 pandemic is a global crisis that has infected people in 188 countries. It has impacted businesses and people around the world, and left us wondering what’s next? The vitality of our universities will be critical to Canada’s economic recovery in a post-pandemic world.

While the TLNAP was initiated prior to the pandemic, the need for this comprehensive plan strikes evermore true in the wake of the challenges our communities face. The Plan aspires to maintain and exceed the University’s accomplishments, and will assist the University administration in addressing campus and community needs, guiding the responsible evolution of the campus as it faces the challenges of a post-pandemic world.

The Board’s responsibility to future generations includes:

- Our ability to meet future academic and student priorities by ensuring sufficient land for future growth or new spaces for teaching and learning;
- Respectful and informed care for and use of the land, guided by science-based study and Indigenous Traditional Knowledge, and resulting in an enhanced natural environment;
- Financial sustainability through diversified and reliable revenue streams, rooted in the University’s academic mission; and
- Being an engaged partner and anchor institution to our local communities, by driving economic growth, providing inclusive and affordable housing options, supporting employment and business opportunities, and providing shared campus and community infrastructure.

## 2.10 The Role of the TLNAP

The TLNAP is a critical first step in the campus planning process. It ensures a holistic and integrated approach to planning, and communicates the complexities, opportunities, and uniqueness of our urban and natural environments.

The TLNAP will allow Trent to make informed decisions to ensure the campus is engaging, resilient, and meets diverse needs. It provides direction to protect and enhance the natural environment across the campus from a systems-view point. It outlines where development can take place to meet campus needs (e.g. housing, experiential learning), what new opportunities we can pursue to meet appropriate community needs (e.g. employment, recreation), and how we will address current and anticipated challenges (e.g. traffic, accessibility). It sets a high bar for how development is

to proceed, and places a priority on regenerative, nature-inclusive, and low-impact development concepts that will showcase Trent’s leadership and commitment to combat climate change.

The Plan also provides the City, County and adjacent municipalities with input to their planning processes including the Official Plan, master transportation and infrastructure plans, and natural heritage plans. The TLNAP lays out a vision to attract investment from donors, government, and others, and ultimately to ensure Trent thrives.

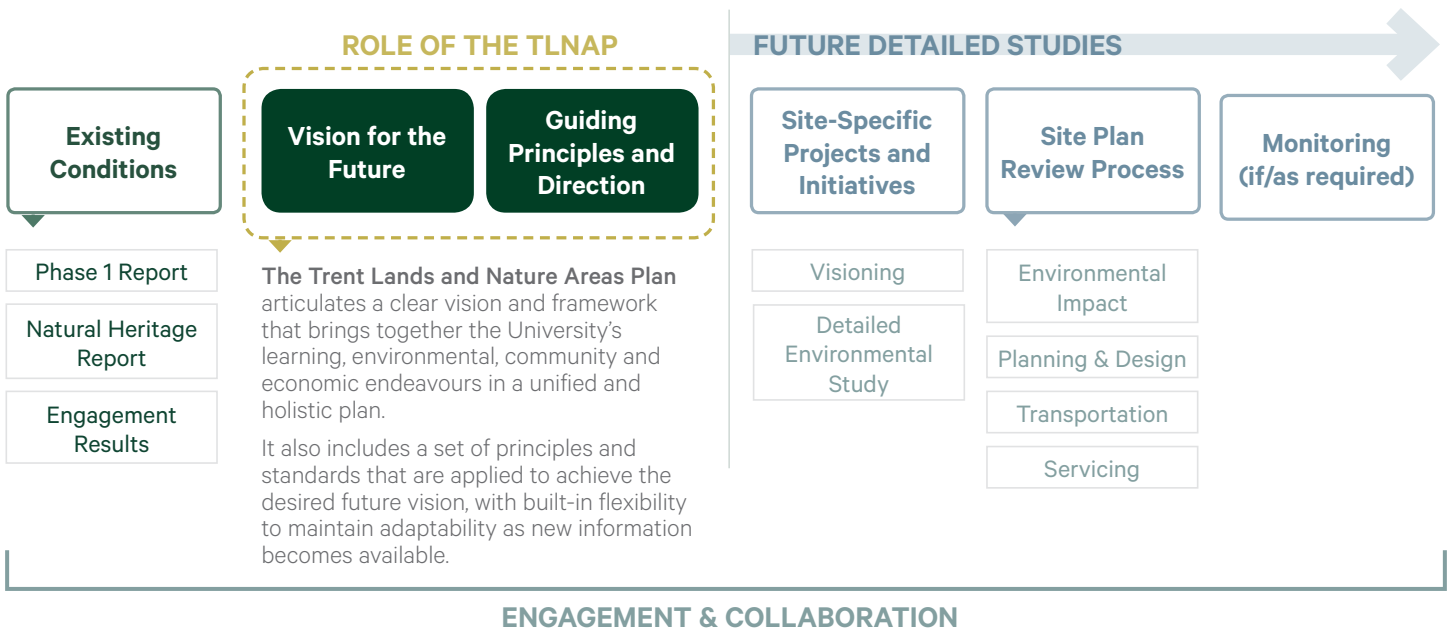


Figure 5: Role of the Trent Lands and Nature Areas Plan