

1.1 The Planning Area

The Village of Fenelon Falls is a small urban municipality with a population of approximately 1,800 persons as of 1987. It is situated within the Kawartha Region approximately 20 kilometres north of the Town of Lindsay and 45 kilometres northwest of the City of Peterborough. The Village, while offering a wide array of lower order goods and services to both local and area residents, is primarily a residential community. There is a relatively strong socio-economic link with the Town of Lindsay in terms of employment opportunities and the need for higher order goods and services and community and recreational facilities.

Regional transportation facilities serving the community and surrounding areas include Provincial Highways No. 35, No. 35A and No. 121. Highway No. 35 serves as a major arterial route extending from the Macdonald-Cartier Freeway, east of Bowmanville, to Lindsay and the associated rural areas throughout the Counties of Victoria and Haliburton. Highway No. 121 extends in a north-easterly direction from its intersection with Highway No. 35 southwest of Fenelon Falls to the County of Haliburton.

It is significant to note that the Village of Fenelon Falls is located on the Fenelon River between Cameron Lake and Sturgeon Lake. These water bodies form part of the Kawarthas and the Trent-Severn system, a heritage waterway which is under the jurisdiction of Parks Canada. This agency is responsible for the overall management and development of the waterway. The significance of the heritage waterway and canal is underlined by the fact that, in planning for the future development and use of lands adjacent the Fenelon River, Cameron Lake and the Heritage Canal, regard must be had for not only the impact of adjacent land uses but also the objectives and concerns of Parks Canada.

1.2 Role And Responsibility Of Council

The Council of the Village of Fenelon Falls is responsible for the preparation of a Plan suitable for adoption as the Official Plan in accordance with the provisions of Section 17 of The *Planning Act*, S.O., 1983, as amended. Council is also responsible for forwarding the Official Plan to the Ministry of Municipal Affairs for approval. Where an Official Plan has been approved by the Minister, no public work shall be undertaken and no By-law passed, for any purpose, which does not conform to the Official Plan, save and except as provided for under Section 34 of The *Planning Act*, S.O., 1983, as amended. The policies of this Plan are to be further considered in accordance with the *Planning Act*, *Places to Grow Act* and *Growth Plan for the Greater Golden Horseshoe*.

Council is also responsible for the review and update of the document from time to time and for the preparation and adoption of various amendments to the Plan as may be required. To this end, it is intended that the Plan shall be subject to continuing review by Council and that, whenever it is found necessary due to changing physical, technical or socio-economic factors, this Plan shall be amended to keep abreast of such changing trends and needs. In this regard it is noted that in accordance with the provisions of Section 26(1) of The *Planning Act*, S.O., 1983, as amended, Council shall hold at least one special public meeting every five years for the purposes of determining the need for a review of the Plan or specific sections thereof.

1.3 Purpose Of The Plan

The purpose of this Official Plan is to provide an overall framework for the future orderly development and growth of the Village of Fenelon Falls in accordance with sound and reasonable land use planning policies. The policies should be responsive to the needs of area residents and take into consideration the current socio-economic characteristics of the area. Accordingly, the Official Plan for the Village of Fenelon Falls should serve to maintain and strengthen the existing community structure through the adoption of contemporary land use policies and guidelines.

This Official Plan is intended to guide development within the Village of Fenelon Falls during the planning period to the year 2001. In establishing a framework for future land use planning decisions, the Plan serves to reduce the uncertainty for both the public and private sectors as arises in the speculation of future land use development alternatives. To this end, the land use planning principles and policies enunciated in this Official Plan provide for a reasonable degree of compatibility between dissimilar land use activities which establish different priorities for the use of lands in close proximity to one another. The effect of such policies is to minimize potential land use conflicts and to allow for reinforcement of the existing community structure.

The Official Plan is not intended as an instrument by which policies and principles are implemented, nor is it intended to control or regulate the future development and use of lands. Rather, it is the intention of this Plan to set forth the necessary planning policies and principles to guide both public and private interests in such a manner as to ensure a reasonable and desirable pattern for future land use and development, that is a planning framework resulting in a derived benefit for residents of the Municipality. The City of Kawartha Lakes is in the process of completing a Growth Management Strategy to implement the population and employment forecasts and policies contained within the Growth Plan for the Greater Golden Horseshoe. The City of Kawartha Lakes ongoing Growth Management Strategy will determine population and employment allocations, based on the population and employment forecasts within the Growth Plan for the Greater Golden Horseshoe of a total of 100,000 people and 27,000 jobs for the year 2031. The results of the Growth Management Strategy may require further amendments and modifications to this Plan

1.4 Basis Of The Plan

The Village of Fenelon Falls has, prior to adoption and approval of this Plan, been affected by an Official Plan which was adopted by Council and subsequently approved by the Minister of Housing. Since its adoption and approval, there have been numerous amendments to accommodate various Municipal objectives and development proposals. Council further recognizes that many of the factors which influenced the decision making process during the preparation of the Official Plan in the early to mid seventies are no longer relevant in defining land use policies today. In addition, a new Planning Act was introduced in Ontario during 1983 which has had a significant effect upon the legislative framework pertaining to Official Plans.

To this end a comprehensive background planning study, which does not form part of this Plan, was undertaken by the Municipality during 1987. In accordance with the statutory provisions of The Planning Act, the background study addressed various physical, social and economic conditions affecting the development and use of lands throughout Fenelon Falls. Regard was also had for various other reports and studies previously undertaken by the Village and the County of Victoria which could influence the future planning and development of the community.

"In June 2006, The Growth Plan for the Greater Golden Horseshoe was approved under the Places to Grow Act, 2005. The Growth Plan for the Greater Golden Horseshoe took effect on June 16, 2006 and required that all Official Plans be updated to conform to the policies of the Growth Plan. The City of Kawartha Lakes is within the area subject to the Growth Plan for the Greater Golden Horseshoe and the policies are to implemented through Official Plans. A review of this Official Plan has been completed in the context of the Growth Plan and amendments were incorporated such that the Official Plan conforms to the Growth Plan."