



3. SOUTHWEST COMMUNITY DEVELOPMENT PLAN

3.1 LOCATION AND DESCRIPTION

The Southwest Community Development Plan Area is situated in the southwest portion of the Town of Lindsay. It is approximately 77.7 hectares (192 acres) in size and is bounded by Mary Street West and Wilson Avenue to the north, Angeline Street South to the east, the southern limit of the former Town of Lindsay urban boundary to the south, and by Highway #7/35 to the west. This area is defined as the Southwest Community Development Plan Area as designated on Schedule “SW1”: Southwest Community Development Plan Area.

The area is presently comprised of a number of parcels under separate ownership. The northern portion of the lands are currently partially developed with a plan of subdivision which establishes a portion of the internal road pattern. The southeast portion of the area is developed with existing single detached residential uses. The Ministry of Transportation owns a major portion of the western area of the site. The developed portion of the area includes 2.06 hectares (5.09 acres) of land which has been dedicated to the municipality for parks purposes.

The underdeveloped portion of the lands are comprised of three blocks of land and a number of lots under separate private ownership and are characterized by feral fields and woodlots, together with an abandoned railway corridor. The lands are vacant and generally flat to gently rolling with the abandoned railway corridor embankment extending across the southerly portion of the lands in a northeastern direction. The lands naturally drain towards the southeast. The headwaters of an intermittent watercourse is located in the central portion of the property to the north of the abandoned railway line. This watercourse supplies flow which is conveyed under the abandoned railway line via a culvert which maintains a small wetland to the south of the lands.

The lands adjacent to the Southwest Community Development Plan Area are used primarily for residential uses and vacant industrial and commercial uses. The properties to the east of the plan area are used for institutional and recreation uses/facilities owned by Sir Sandford Fleming College and operated in part, by the City of Kawartha Lakes. The lands to the west of Highway 7/35 are primarily used for agricultural and rural uses. The lands to the south are mainly rural with limited residential uses. .



OFFICIAL PLAN – VOLUME II

Town of Lindsay

3.2 PURPOSE

The purpose of this Community Development Plan is to:

- a) Establish a development concept, objectives and policies for the Southwest Community Development Plan Area;
- b) Define specific locations for land uses within the Southwest Community Development Plan Area in accordance with the land use designations on Schedule “SW2”: Land Use Plan;
- c) Establish development restrictions related to the diversion of flows from one subwatershed to another, including protection of the headwaters of the intermittent watercourse located in the central portion of the property to the north of the abandoned railway line which supplies and maintains a small wetland to the south of the Southwest Community Development Plan Area;
- e) Provide for the phasing of development in accordance with Volume I of the Official Plan;
- f) Ensure the integration of proposed new development with the existing development, including provision for pedestrian linkages to transportation systems and parkland.

3.3 BACKGROUND

The City of Kawartha Lakes received an application from one of the landowners within the Southwest Community Development Plan Area to proceed with a plan of subdivision and rezoning which required the completion of a Community Development Plan for the area. In support of this request, the Applicant provided planning, transportation and functional engineering reports specific to the Southwest Community Development area.

The development concept and the resultant planning objectives and policies established for this Community Development Plan were developed in consideration of the policies of the Official Plan (Volume I), the Applicant’s submissions, and a public meeting held in August 2002.

Southwest Community Development Plan



OFFICIAL PLAN – VOLUME II

Town of Lindsay

3.4 DEVELOPMENT CONCEPT

The development concept embodied in this Community Development Plan is based upon a number of key elements including:

- a) Establishing a predominately low density residential neighbourhood character with medium density at the westerly boundary, fronting onto a proposed collector road and adjacent to Highway 7/35;
- b) Strategically clustering stormwater management facilities, trails and parks throughout the Plan Area to serve the neighbourhood;
- c) Protecting the headwaters and the wetland to the south of the lands as environmental areas which serve a greater area;

3.5 GOALS

The goals of the Southwest Community Development Plan are to:

- a) Provide a more detailed policy framework than what is provided in Volume I of the Official Plan to guide the development of a community within the Southwest Community Development Plan Area; and
- b) Integrate new development in the Southwest Community Development Plan Area with the existing adjacent neighbourhoods.

3.6 OBJECTIVES

The objectives of the Southwest Community Development Plan are to:

- a) Establish a land use pattern for the Southwest community;
- b) Provide a range of housing types that are compatible with surrounding uses and meet the housing needs of the geographic Town of Lindsay;
- c) Provide for the protection and enhancement of significant environmental features of the Southwest Plan Area;
- d) Identify the appropriate level and type of parkland to meet the needs of future residents within the area;
- e) Provide a linked park system including pedestrian linkages connecting the Southwest community to the other neighbourhoods within the geographic Town of Lindsay;

Southwest Community Development Plan



OFFICIAL PLAN – VOLUME II

- f) Integrate all future development within the Southwest Community Development Plan Area with existing development in the adjacent neighbourhoods.

3.7 LAND USE POLICIES

3.7.1 General

The following land use designations shall be identified on Schedule “SW2”: Land Use Plan:

- a) Residential;
- b) Parks and Open Space; and
- c) Future Residential.

The boundaries between the land use designations on Schedule “SW2”: Land Use Plan are approximate except where they coincide with existing roads, railway embankments or other clearly defined physical features.

3.7.2 Residential Designation

The Residential land use designation shown on Schedule “SW2”: Land Use Plan accounts for approximately one third of the total area of the Southwest Community Development Plan Area, making it a significant land use.

3.7.2.1 Permitted Uses

Within the Residential land use designation, a variety of low and medium density dwelling types shall be permitted in accordance with the residential policies of Volume I.

3.7.2.2 Low Density

Low density residential uses shall be permitted in any area designated Residential on Schedule “SW2”: Land Use Plan subject to Section 4.1.2.1 of Volume I of this Plan.

3.7.2.3 Medium Density

Medium density residential uses shall be permitted in any area designated Residential, as shown on Schedule “SW2”.



OFFICIAL PLAN – VOLUME II

Medium density residential uses will be encouraged along the east side of Highway 7/35 with frontage on to a collector road connecting the Plan Area to the lands to the north.

All medium density development shall be subject to Section 4.1.2.2 of Volume I of this Plan.

3.7.3 Parks and Open Space Designation

The Parks and Open Space land use designation shown on Schedule “SW2”: Land Use Plan includes a 3m strip located on those lands within the abandoned railway corridor, a 3.41 ha (8.42 ac.) Neighbourhood Park in the northwest quadrant (previously dedicated to the Town of Lindsay), a .57 ha (1.4 ac.) Parkette adjacent to the proposed Stormwater Management facility, pedestrian linkages to the parkland and to Angeline Street South.

3.7.4 Neighbourhood Parks

A total of 3.41 hectares of Neighbourhood Park are designated in the Southwest Community Development Plan Area on one parcel within the northwest quadrant of the Plan Area.

The exact location, configuration and boundaries of the Neighbourhood Parks shall be determined as a part of the subdivision approval process. However, the general concept in terms of the relationship of the parks to the northern, central and southern parts of the Plan Area should be maintained to provide a reasonable walking distance to these facilities for all residents of the Plan Area.

3.7.5 Open Space

The predominant use of land designated Open Space shall be for the preservation and conservation of land and/or the natural environment, and should be managed in such a fashion as to complement adjacent land uses and protect such uses from any physical hazards. As such, no buildings or structures other than those required for municipal servicing and/or flood plain management, as approved by the City and Conservation Authority, are permitted in the Open Space area.

Ancillary low intensity recreational uses, such as walking trails, may be permitted subject to the policies contained within Volume I of this Plan.

The precise location of the Open Space area shall be determined prior to development by a engineered flood plain study prepared by development proponent(s) and approved by the City and Conservation Authority. Minor



OFFICIAL PLAN – VOLUME II

adjustments to the Open Space boundary shall not require an amendment to this Plan.

3.7.6 Future Residential Designation

A large portion of the lands are designated Future Residential on Schedule “SW2”: Land Use Plan, north and west of the abandoned railway lands.

3.7.6.1 Permitted Uses

Within the Future Residential designation, permitted uses are those uses existing at the date of the adoption of this Community Development Plan, as well as non-intensive agricultural uses, reforestation, public utilities and stormwater management facilities. Public Utilities, which would limit the type of residential uses to be developed in the Future Residential areas, shall not be permitted.

3.7.6.2 Policies

The future use of the lands designated Future Residential shall be for low and medium density residential uses as described in Section 3.7.2 of this Community Development Plan.

To initiate residential development on lands designated Future Residential, an amendment to this Community Development Plan shall be required to designate the subject lands Residential. When evaluating such an amendment, the policies contained in Volume I shall be used.

3.8 TRANSPORTATION POLICIES

The transportation network is intended to direct residential traffic from local areas to collector roads and arterial roads.

3.8.1 Road Network

The road network in the Community Development Plan Area shall be composed of collector roads and local roads.

One collector road shall provide the major vehicle routes within the Southwest Community Development Plan Area. The exact location and configuration of the collector roads shall be determined as a part of the subdivision approval process. However, the general concept in terms of a modified grid configuration should be maintained to ensure convenient access and orientation within the Community Development Plan Area.



OFFICIAL PLAN – VOLUME II

Only local roads shall be permitted to connect with the following existing local roads outside of the Southwest Community Development Plan Area:

- a) McGibbon Boulevard;
- b) McQuarrie Road;
- c) Gee Crescent; and
- d) Laurent Boulevard.

Proponents of development shall be responsible for the costs associated with the construction of the road network within and adjacent to the Community Development Plan Area, including appropriate turning lanes, traffic signals and similar transportation improvements, or as required by the appropriate road authority.

A collector road is proposed to connect the westerly portion of the lands to McLaughlin Road to the north.

3.8.2 Walking and Cycling Network

Sidewalks shall be provided on both sides of all collector roads and generally on at least one side of all local roads.

Cycling facilities shall be encouraged to connect the various neighbourhoods within the Southwest Community Development Plan Area to the Neighbourhood Parks and Open Space areas and to the adjacent neighbourhoods within the Town of Lindsay. The trail system shall be extended along the right-of-way of the local road (abandoned rail corridor) to Angeline Street South, to provide a safe connection, while separating vehicular and pedestrians/cyclists.

3.9 MUNICIPAL SERVICING POLICIES

A functional engineering report was prepared for the provision of stormwater management facilities, sanitary sewerage and water distribution. This report recommends the construction of a stormwater management pond.

3.9.1 General

All development within the Southwest Community Development Plan Area shall be provided with full municipal water, sewage and stormwater services.



OFFICIAL PLAN – VOLUME II

3.9.2 Stormwater Management

The proponents of development shall be responsible for the design and construction of stormwater management facilities to be approved by the City and Conservation Authority, and the Ministry of Transportation (where proposed development is located adjacent to a Provincial Highway), in consultation with appropriate agencies.

Stormwater management ponds shall be acceptable provided the proposed facilities take into consideration the following:

- a) It shall be of minimal maintenance;
- b) It shall be of an adequate size as required by the City of Kawartha Lakes; and
- c) It shall be located and designed in a naturally appearing setting and/or to blend into the surrounding development.

In the absence of permanent stormwater retention ponds, proponent(s) may install a temporary detention system to facilitate phased development provided that the design and location of such a system is satisfactory to the Town and Conservation Authority.

3.9.3 Sanitary Sewerage

The proponent(s) of development shall be responsible for the design and construction of sanitary sewer services to be approved by the City in consultation with appropriate agencies.

3.9.4 Water

The proponent(s) of development shall be responsible for the design and construction of potable water services to be approved by the City in consultation with appropriate agencies.

3.9.5 Phasing

Given the magnitude of development provided for in this Community Development Plan, it is necessary to establish a sequence of development phases to ensure that growth occurs in a logical and economical way and that appropriate municipal services are available prior to construction.

Development in the Southwest Community Development Plan Area shall be phased according to the availability of municipal services. The phasing of



OFFICIAL PLAN – VOLUME II

development shall occur in accordance with the policies of Volume I and the land use designations identified of Schedule “SW2”: Land Use Plan.

3.10 IMPLEMENTATION POLICIES

3.10.1 Development Approval Process

The development concept described in this Community Development Plan and designated on Schedule “SW2”: Land Use Plan shall be implemented through the approval of draft plans of subdivision in accordance with the policies contained in Volume I. Prior to the approval of any plans of subdivision, the developer must identify the headwater area which contributes flow to the intermittent watercourse which originates on the property in future plans of proposed subdivision and protect this area from development.

Consents will be discouraged in favour of plans of subdivision, but will be considered in accordance with the provisions of Section 6.2.4 of Volume I of this Plan.

The extension of infrastructure, parkland conveyances and other municipal requirements will be achieved by means of subdivision and consent agreements, as applicable.

Development applications subject to site plan approval shall be reviewed and approved having regard to the policies of this Community Development Plan and Volume I.

The development proponent should be made aware that under the authority of the Public Transportation and Highway Improvement Act, the Ministry of Transportation, through the issuance of permits, controls all land use within 45 metres of the highway right-of-way and the area within 395 metres of the centrepoint of the intersection of the highway and any intersecting road. It is the responsibility of the landowner to acquire all necessary permits prior to the commencement of any construction.

3.10.2 Capital Works

In considering the capital expenditures for the development of municipal infrastructure in the Southwest Community Development Plan area, the City of Kawartha Lakes shall have regard to the policies established by this Plan.



OFFICIAL PLAN – VOLUME II

Town of Lindsay

3.10.3 Official Plan Amendment

The City of Kawartha Lakes shall review this Community Development Plan in accordance with the general policies of Volume I and may initiate amendments to the Community Development Plan where the policies are deemed to provide insufficient guidance due to changing physical, social or environmental conditions or new policy directives, as applicable.