



 Watson  
& Associates  
ECONOMISTS LTD.



# City of Kawartha Lakes Growth Management Strategy

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Committee of the Whole  
February 4, 2025



# Agenda

- Project Update
- Summary of Stakeholder Consultation
- Summary of Strategic Recommendations from the City of Kawartha Lakes Growth Management Strategy (G.M.S.)

# City of Kawartha Lakes

## Project Schedule

# City of Kawartha Lakes GMS Project Schedule



**Phase 1 - Technical Analysis : Growth Analysis and Land Needs**  
(April 2022 – March 2023)

**Phase 2 – Strategic Recommendations**  
(November 2023 – February 2025)

**Study Commenced**  
(June 2021)

**Discussion Paper**  
(January 2022)

**Technical Analysis using Growth Plan Ref. Forecast**  
(February 2022 - January 2023)

**Addl. Growth Scenarios and Draft Land Needs**  
(February / March 2023)

**Release of Proposed Provincial Planning Statement Approval of additional lands in MZO**  
Study Paused; Review of Scope of Work  
(April 2023 – September 2023)

**Technical Analysis (Phase 2 – Strategic Directions)**  
(November 2023 – October 2024)

**Technical Memo**  
(October 2024)

**Reporting G.M.S. Report**  
(November 2024 – February 2025)

**1<sup>st</sup> Update to CoW**  
(January 2023)

**2<sup>nd</sup> Update to CoW**  
(May 2024)

**3<sup>rd</sup> Update to CoW**  
(Nov. 2024)

**4<sup>th</sup> Update to CoW**  
(Feb. 2025)

# City of Kawartha Lakes

## Stakeholder Consultations

# City of Kawartha Lakes

## Stakeholder Consultation



- **Comments received from 4 Agencies / Applicants**

- MGP Ltd. (For Flato M.Z.O.)
- David Johnston (Jim Webster)
- Biglieri Group (Bromont M.Z.O.)
- Digram Developments / TOR Construction Ltd.

- **Key Comments :**

- Revised Phasing Plan to build-out Minister's Zoning Order (M.Z.O.) lands
- Request for more technical details
- Request for further direction on location options
- Confirmation on rationalization vs boundary expansion process
- Confirming relevance of Municipal Comprehensive Review prior to expansion of Settlement Areas as a part of the 2024 Provincial Planning Statement

# City of Kawartha Lakes

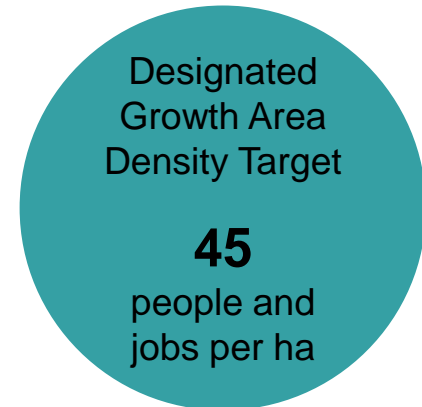
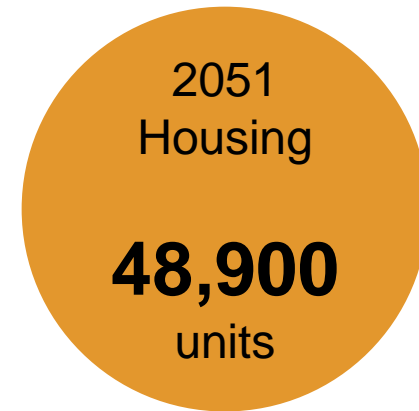
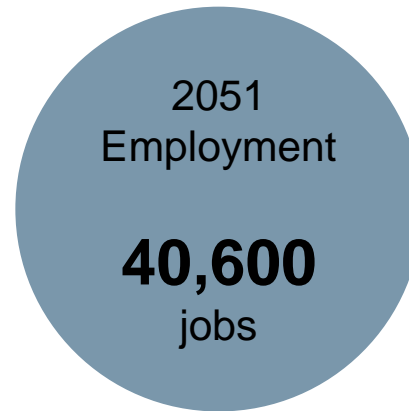
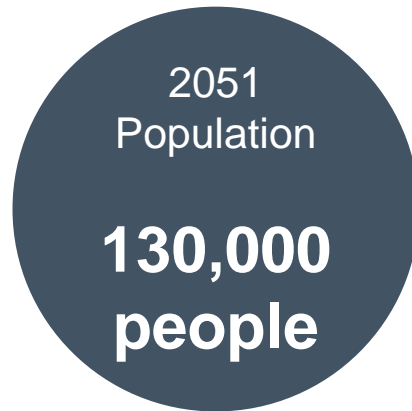
## Strategic Recommendations – Community Area

# City of Kawartha Lakes

## Community Area Strategic Recommendations



### ***Update Long-term Population, Housing and Employment Projection, Intensification Target and Density Targets in Designated Growth Area (D.G.A.) to reflect High / Recommended Growth Scenario***



  
City of KAWARTHALAKES  
Catch the Kawartha spirit

CITY OF KAWARTHALAKES

OFFICIAL PLAN – 2012

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Please note that, as of February 6, 2012, sections of this Official Plan are under Appeal to the Ontario Land Tribunal (OLT). Appealed Sections and Schedules have been noted in the document and will be updated as appeals are resolved. Please see Appendix K for a list of appeals as of June 2012.

Appendix K was modified through Attachment 3 to Tribunal Decision issued October 29, 2019 under OLT File No(s). PL120217 et al.

Schedules A-2, A-3, A-4, and A-5 were modified through Tribunal Decision issued March 10, 2022.

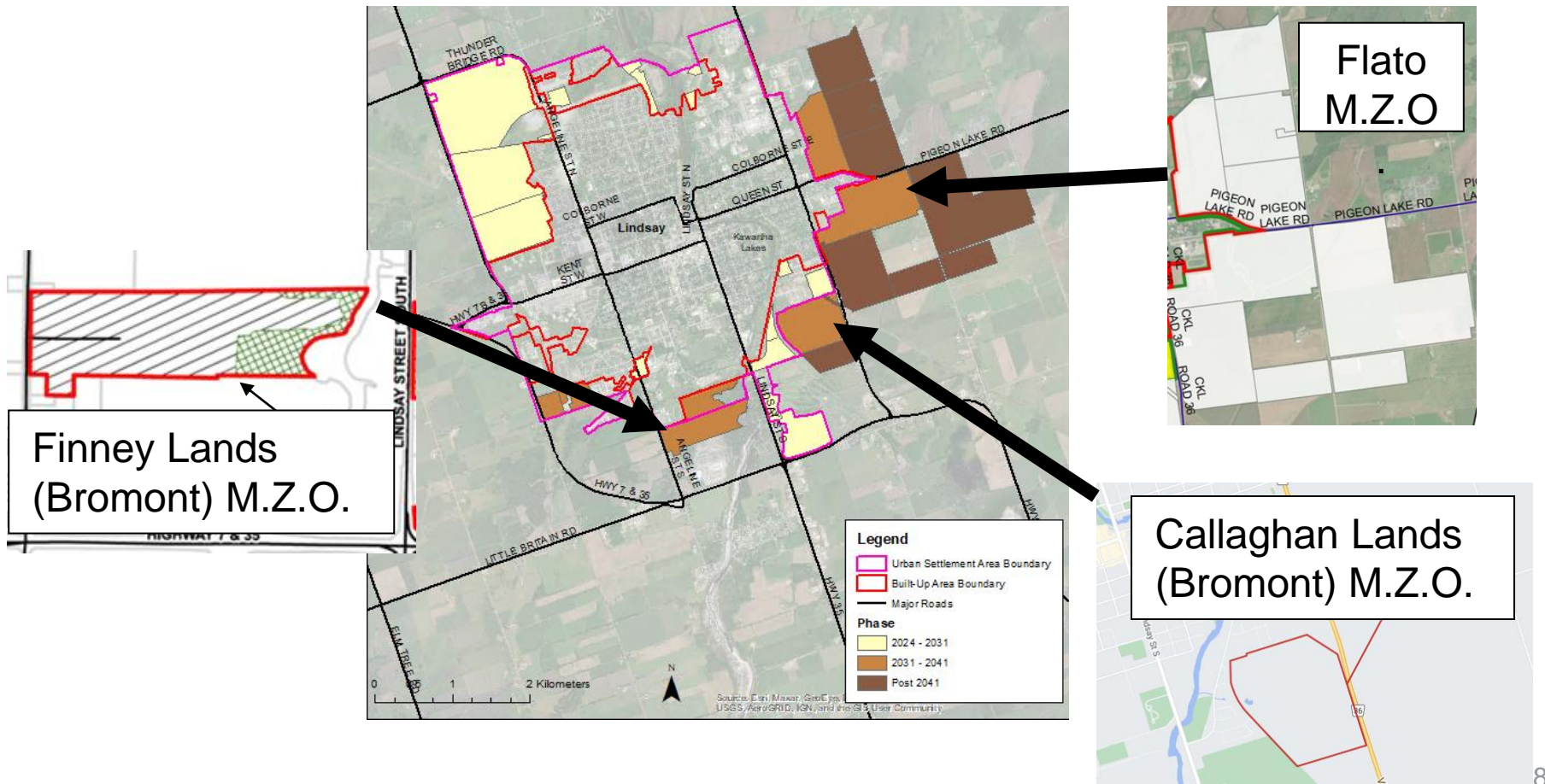
The document has been prepared in accordance with The Accessibility for Ontarians with Disabilities Act (AODA); additional accessible formatting and communication supports are available, upon request.

Updated March 2022 (not an office consolidation)

# City of Kawartha Lakes Community Area Strategic Recommendations



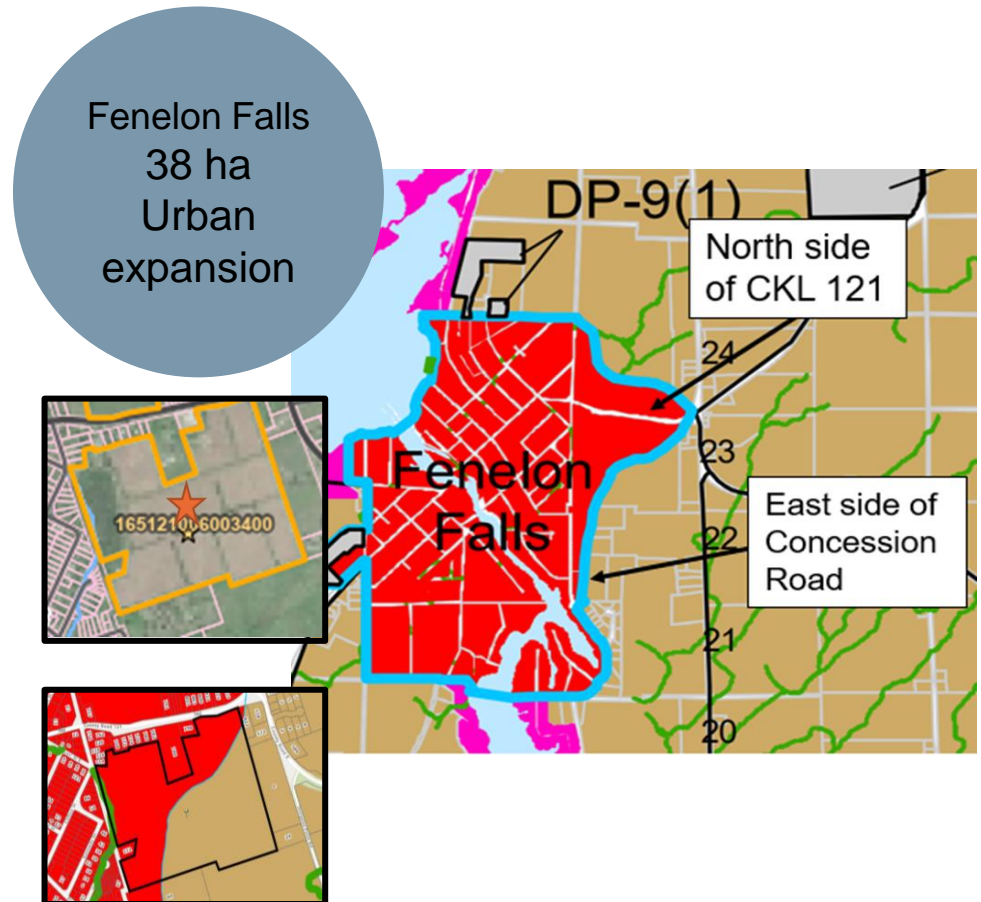
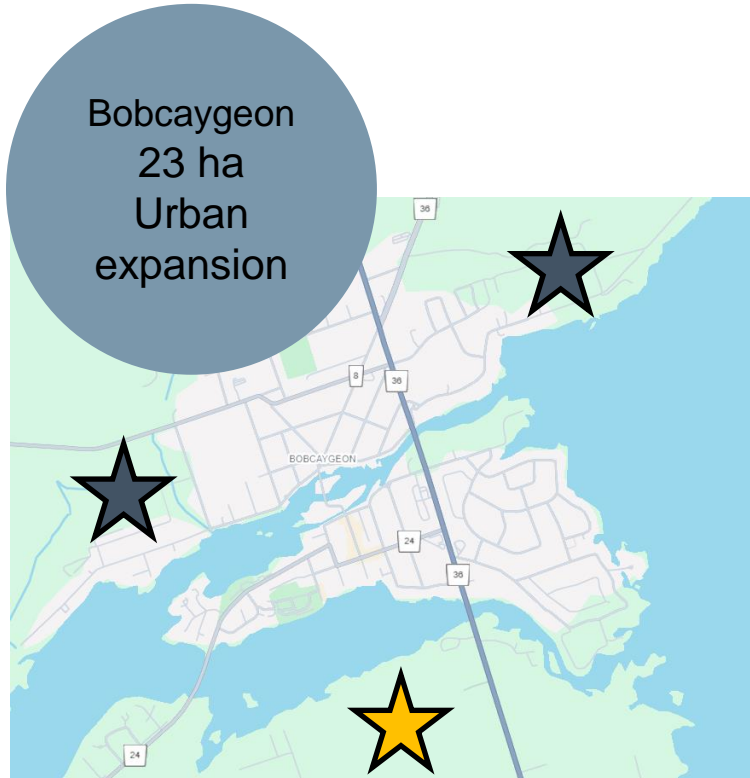
## *Phasing of D.G.A. and Urban Expansion Lands in Lindsay*



# City of Kawartha Lakes Community Area Strategic Recommendations



## ***Planning for Urban Expansion Lands in Fenelon Falls and Bobcaygeon***



# City of Kawartha Lakes

## Community Area Strategic Recommendations



### ***Planning for Rural Settlement Areas and Rural Lands***

Rural Settlement Areas should be the focus of growth within the City's Rural Areas

Development in Rural Settlement Areas and Rural Areas should be reviewed in accordance with applicable policies of the Provincial Planning Statement, 2024 and the City of Kawartha Lakes Official Plan

Require a development impact analysis if pace of development significantly exceeds historical trends.



# City of Kawartha Lakes

## Community Area Strategic Recommendations



### ***Develop and Strengthen Policies for Climate Change Adaptation***



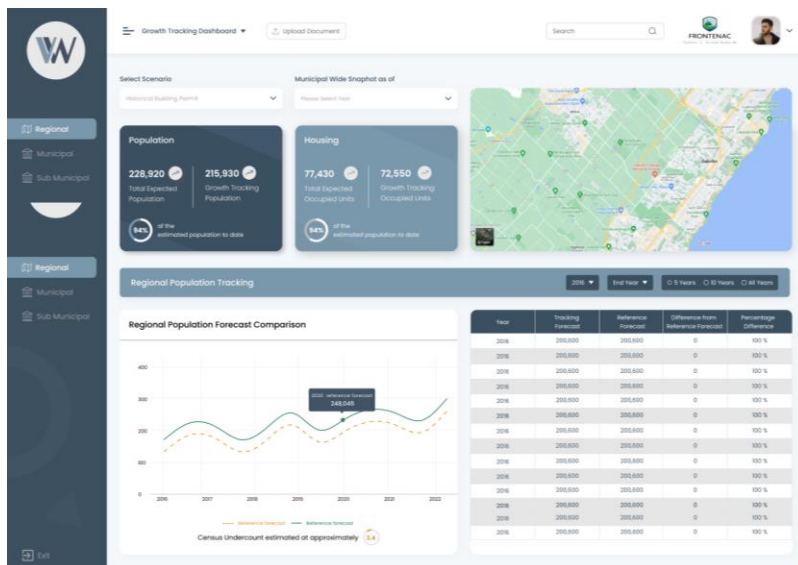
Continue to Advance the City's Climate Change Policies Related to Mitigation and Adaptation - City should continue to build on the Healthy Environment Plan and follow an environment first principle.



# City of Kawartha Lakes Community Area Strategic Recommendations

## ***Ensure systematic monitoring, review of the G.M.S. to Inform the Official Plan***

City should consider various tools for monitoring / tracking demographic and employment growth trends as well as development patterns.



# City of Kawartha Lakes

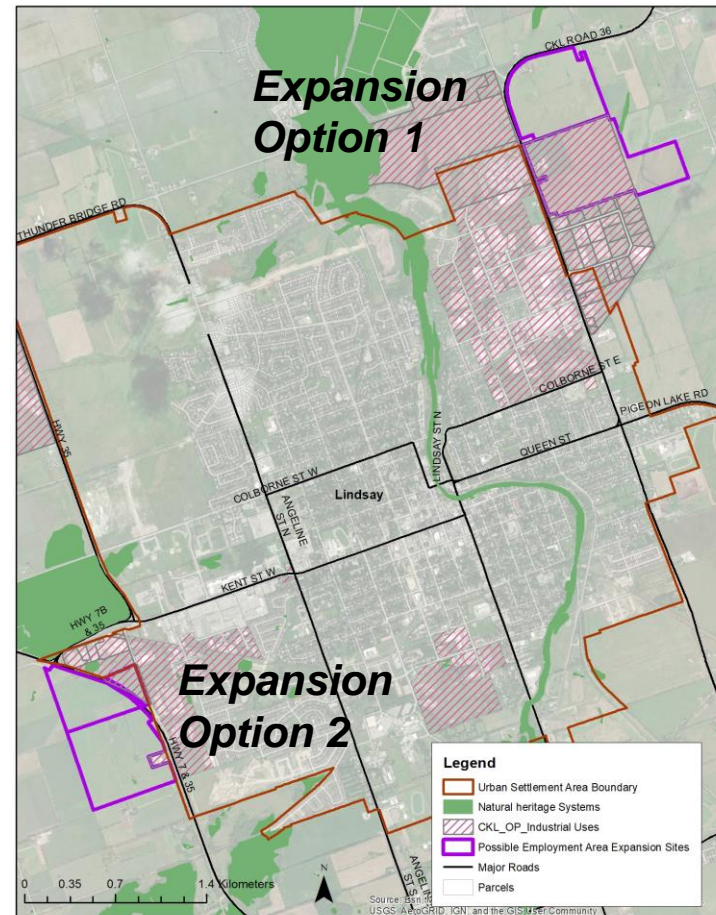
## Strategic Recommendations – Employment Area

# City of Kawartha Lakes Employment Area Strategic Recommendations



## ***Plan for Future Employment Area Lands Development and Strategically Plan New Employment Areas***

City of Kawartha Lakes requires 41 hectares of Urban Employment Areas lands in Lindsay. For the expansion, there are two broad locations that have been considered.



# City of Kawartha Lakes

## Employment Area Strategic Recommendations



### ***Review Industrial Designation Policies in the Official Plan to align with the Provincial Planning Definition***

- Assess existing Employment Areas to ensure that they meet the new provincial definition and identify Employment Areas that should transition to other land uses.
- Enhance Functionality and Support Primary Employment Uses
- Accommodate Demand for Non-Industrial Uses

# City of Kawartha Lakes

## Employment Area Strategic Recommendations



### ***Development of Proactive Approaches to Support Economic Development, Environmental Sustainability and Protection of Employment Areas***

- Consider introducing a localized criteria for Employment Area removal.
- Continue to explore approaches to increase the supply of “market ready lands” and identify strategies to address potential barriers to investment.
- Encourage eco-industrial development approaches.

Thank You  
Questions?