

**AMENDMENT NO. \_\_\_\_\_**  
**TO THE**  
**OFFICIAL PLAN**  
**OF THE**  
**VILLAGE OF FENELON FALLS**

This Amendment was adopted by the Council of the City of Kawartha Lakes by By-law Number \_\_\_\_\_ in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, on \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**BY-LAW NUMBER \_\_\_\_\_**

**OF**

**THE VILLAGE OF FENELON FALLS**

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Being a By-law to amend the Official Plan  
of the Village of Fenelon Falls

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The Municipal Council of the City of Kawartha Lakes, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, hereby enacts as follows:

1. Amendment No. \_\_\_\_ to the Official Plan of the Village of Fenelon Falls, consisting of Part B of Schedule "A" is hereby adopted.
2. That the Clerk is hereby authorized and directed to issue a Notice of Decision pursuant to Subsections 17(35) and 21 of the Planning Act for the aforementioned Amendment No. \_\_\_\_ to the Official Plan of the Village of Fenelon Falls.
3. This By-law shall come into force and take effect of the day of the final passing thereof.

Enacted this \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

AMENDMENT NO. \_\_\_\_\_

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OFFICIAL PLAN  
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### **PART A – THE PREAMBLE**

Part “A” does not constitute part of the Amendment, but identifies the purpose, the lands affected and the basis of the Amendment.

### **PART B – THE AMENDMENT**

The explanatory text, entitled Part “B”, constitutes Amendment No. \_\_\_\_\_ to the Official Plan of the Village of Fenelon Falls.

### **PART C – THE APPENDIX**

Part “C” does not constitute part of the Amendment. It consists of a description of the Municipal activities undertaken to advise the public of this Amendment and the public involvement associated with it.

\_\_\_\_\_  
PASSED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**THIS IS  
SCHEDULE "A" TO  
BY-LAW NUMBER \_\_\_\_\_  
OF THE  
CITY OF KAWARTHA LAKES**

**AMENDMENT NO. \_\_\_\_\_**  
**TO THE**  
**OFFICIAL PLAN**  
**OF THE**  
**VILLAGE OF FENELON FALLS**

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**PART A – THE PREAMBLE**

Part A constitutes an introduction to the Amendment. It describes in general terms the purpose, the location of the lands affected, and the basis upon which the Amendment is formulated.

**Purpose of the Amendment:**

The purpose of this Amendment is to implement the policies of The Growth Plan for the Greater Golden Horseshoe, which was approved under the Places to Grow Act, 2005.

**Location:**

Official Plan Amendment No. \_\_\_\_\_ applies to all lands within the corporate boundaries of the former Village of Fenelon Falls in the City of Kawartha Lakes.

**Basis:**

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) took effect on June 16, 2006 and requires that all Official Plans be updated to conform to the policies of the Growth Plan. A review of this Official Plan has been completed in context of the Growth Plan and amendments are being proposed which incorporate the Growth Plan policies such that the Official Plan conforms to the Growth Plan.

A public consultation session was held on \_\_\_\_\_.

In addition, the City’s website was used to inform the public about the Official Plan Amendment.

## PART B – THE AMENDMENT

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All of this part of Schedule “A” entitled “Part B – The Amendment” consists of the following text constituting Amendment No. \_\_\_\_ to the Official Plan of the Village of Fenelon Falls.

### DETAILS OF THE AMENDMENT

#### 1.0 POLICY STATEMENTS

- 1) Amend Policy 1.4 (Basis of the Official Plan) to include the following statement after the final paragraph:

*“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 be 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.”*

- 2) Amend Policy 1.2 by adding to the end of the first paragraph the following sentence:

*“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.”*

- 3) Amend Policy 1.3 by adding to the end of the last paragraph the following sentence:

*“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. ”*

- 4) Amend Policy 2.2.2 (Environmental Objectives) by adding following f. the following:

- “g. To support water conservation, energy conservation, air quality protection through programs and land use patterns that encourage energy efficiency and conservation.”*
- 5) Amend Policy 2.5.2 d. by adding following the phrase “preserve sites of historical” the words “*cultural and*”.
- 6) Amend Policy 2.6.2 (Community and Recreational Facilities Objectives) by adding following e. the following:
- “f. To plan for growth that takes into account the availability and location of existing and planned community infrastructure so that community infrastructure can be provided efficiently and effectively.”*
- 7) Amend Policy 2.7.2 (Municipal Services and Utilities) to add after d. the following:
- “e. To only consider the construction of new, or expansion of existing, municipal or private communal water and wastewater systems where the following conditions are met:*
- i) Strategies for water conservation and other water demand management initiatives are being implemented in the existing service area;*
  - ii) Plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density targets in this Plan;*
  - iii) Plans have been considered in the context of applicable inter-provincial, national, bi-national, or state-provincial Great Lakes Basin agreements.”*
- 8) Amend Policy 3.4.1 (Residential – General Principles) to add after Policy 3.4.1 the following new Policy 3.4.2:
- “3.4.2 Housing Strategy*
- A housing strategy will be developed in consultation with, the Minister of Municipal Affairs and Housing and other appropriate stakeholders. The housing strategy will set out a plan, including policies to meet the needs of all residents, including the need for affordable housing – both home ownership and rental housing. A minimum affordable housing target will be established and implemented through the Official Plan. The housing strategy will include the planning and development of a range of housing types and densities to support the achievement of the intensification target and density targets.”*

- 9) Amend Part Seven – Development Policies to be entitled Growth Management and Development Policies and add a new Section 7.3 Growth Management Policies as follows:

*“7.3 Growth Management Policies*

*7.3.1 General Principles*

- a) It is the policy of this Plan that population and employment growth will be accommodated by –*
- i) directing a significant portion of new growth to the built-up areas of the community through intensification*
  - ii) focusing intensification in intensification areas*
  - iii) building compact, transit-supportive communities in designated greenfield areas*
  - iv) reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments*
  - v) providing convenient access to intra- and inter-city transit*
  - vi) ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the City’s economic competitiveness*
  - vii) planning and investing for a balance of jobs and housing in communities across the City of Kawartha Lakes to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling*
  - viii) encouraging development of a complete community with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services*
  - ix) directing development to settlement areas, except where necessary for development related to the management or use of resources, resource-based recreational activities, and rural land uses that cannot be located in settlement areas*
  - x) directing major growth to settlement areas that offer municipal water and wastewater systems and limiting growth in settlement areas that are serviced by other forms of water and wastewater services*

- xi) prohibiting the establishment of new settlement areas.*

### **7.3.2 Intensification Policies**

- a) By the year 2015 and for each year thereafter, a minimum of 40 per cent, or an alternative target approved by the Minister, of all residential development occurring annually within the municipality will be within the built-up area. The ongoing Growth Management Strategy is reviewing existing intensification occurring within the City and intensification opportunity across the City and could conclude an alternative intensification target is warranted. Therefore, this could lead to a request to the Ministry of Energy and Infrastructure Renewal for an alternative intensification target*
- b) To promote intensification and achieve the intensification target of the City it is the policy of this plan to:*
  - i) encourage intensification generally throughout the built-up area*
  - ii) identify intensification areas to support achievement of the intensification target*
  - iii) recognize the built boundary as delineated by the Ministry of Energy and Infrastructure in April 2008*
  - iv) recognize intensification corridors as a key focus for development to accommodate intensification*
  - v) identify the appropriate type and scale of development in intensification areas*
  - vi) plan for a range and mix of housing, taking into account affordable housing needs*
  - vii) encourage the creation of secondary suites throughout the built-up area.*
- c) All intensification areas will be planned and designed to:*
  - i) cumulatively attract a significant portion of population and employment growth*
  - ii) provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods*
  - iii) provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places*

- iv) *support transit, walking and cycling for everyday activities*
  - v) *generally achieve higher densities than the surrounding areas*
  - vi) *achieve an appropriate transition of built form to adjacent areas.*
- d) *Intensification corridors will generally be planned to accommodate local services ,including recreational, cultural and entertainment use. The City of Kawartha Lakes ongoing Growth Management Strategy will identify intensification corridors as the basis for designation. Intensification corridors will be planned to achieve –*
- i) *increased residential and employment densities that support and ensure the viability of existing and planned transit service levels*
  - ii) *a mix of residential, office, institutional, and commercial development wherever appropriate.*

*It is recognized the Ministers of the Crown and municipalities will use infrastructure investment and other implementation tools and mechanisms to facilitate intensification.*

### 7.3.3 Designated Greenfield Area Policies

- a) *New development taking place in designated greenfield areas will be planned designated, zoned and designed in a manner that –*
- i) *contributes to creating complete communities*
  - ii) *creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services*
  - iii) *provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods*
  - iv) *creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.*

*New development areas or greenfield areas will be planned to achieve a minimum density target that is not less than 50 resident and jobs combined per hectare, or an alternative density target approved by the Ministry of Energy and Infrastructure Renewal, and phased in a manner to assist with achieving the intensification target for new residential units being constructed in the built up area. The ongoing Growth Management Strategy is reviewing allocation of density across the City and could conclude an*

*alternative density target is warranted. Therefore, this could lead to a request to the Ministry of Energy and Infrastructure Renewal for an alternative density target.*

*The density target will be measured over the entire new development areas within municipality, excluding the following features where the features are both identified in any applicable official plan or provincial plan, and where the applicable provincial plan or policy statement prohibits development in the features: wetlands, coastal wetlands, woodlands, valley lands, areas of natural and scientific interest, habitat of endangered species and threatened species, wildlife habitat, and fish habitat. The area of the features will be defined in accordance with the applicable provincial plan or policy statement that prohibits development in the features.*

#### **7.3.4 Settlement Area Boundary Expansion Policies**

- a) *It shall be the policy of this Plan that settlement area boundary expansions may only occur as part of a municipal comprehensive review where it has been demonstrated that –*
  - i) *sufficient opportunities to accommodate forecasted growth contained in Schedule 3, through intensification and in designated greenfield areas, using the intensification target and density targets, are not available:*
    - *within the regional market area, as determined by the City, and*
    - *within the applicable lower-tier plan to accommodate the growth allocated to the municipality pursuant to Growth Plan for the Greater Golden Horseshoe.*
  - ii) *the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in the policy above.*
  - iii) *the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan*
  - iv) *where applicable, the proposed expansion will meet the requirements of the Oak Ridges Moraine Conservation Plan*
  - v) *the existing or planned infrastructure required to accommodate the proposed expansion can be*

*provided in a financially and environmentally sustainable manner*

- vi) in prime agricultural areas:
  - *the lands do not comprise specialty crop areas*
  - *there are no reasonable alternatives that avoid prime agricultural areas*
  - *there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas**
- vii) impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible*
- viii) in determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS, 2005 are applied*
- ix) for expansions of small cities and towns to plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the small city or town.”*

#### *7.3.6 Protection of Employment Lands*

- a) It shall be the policy of this Plan that conversion of lands within employment areas, to non-employment uses, may only be permitted through a municipal comprehensive review where it has been demonstrated that –
  - i) there is a need for the conversion*
  - ii) the municipality will meet the employment forecasts allocated to the municipality pursuant to the Growth Plan*
  - iii) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of this Plan*
  - iv) there is existing or planned infrastructure to**

*accommodate the proposed conversion*

*v) the lands are not required over the long term for the employment purposes for which they are designated*

*vi) cross-jurisdictional issues have been considered.*

*For the purposes of this policy, major retail uses are considered non-employment uses. This Policy only applies to employment lands that are not downtown areas or regeneration areas. For those employment areas that are downtown areas or regeneration areas, the policies of*

- 10) Amend Part Nine - Interpretation to add following 9.5 the following policy 9.6:

*“9.6 Definition of Terms*

*Wherever a term is used in this Plan and is a term defined in an approved provincial plan, the definition of the term shall be as identified in the approval provincial plan.”*