

AMENDMENT NO. _____
TO THE
OFFICIAL PLAN
OF THE
TOWN OF LINDSAY

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 TOWN OF LINDSAY

Being a By-law to amend the Official Plan
of the Town of Lindsay

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 Town of Lindsay, 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 Town of Lindsay.
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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TOWN OF LINDSAY

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**CONSTITUTIONAL
STATEMENT**

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 Town of Lindsay.

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
TOWN OF LINDSAY

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 Town of Lindsay 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

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 Town of Lindsay.

DETAILS OF THE AMENDMENT

1.0 POLICY STATEMENTS

- 1) Amend Policy 1.1 (Context 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 1.3 c) by adding to the end of the last paragraph the following sentence:

“The Town’s population target will be further reviewed through the ongoing Growth Management Strategy to implement the population and employment forecasts 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.”

- 3) Amend Policy 1.3 k) by adding to the end of the 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.”

- 4) Amend Policy 2.2.2 iv) by adding following the word “environment” the phrase “and create a complete community with a mix of land uses.”

- 5) Amend Policy 2.2.2 by adding after iv) the following:
- “v) Direct a significant portion of new growth to the built up areas of the community through intensification in intensification areas.”*
- 6) Amend Policy 2.3.2 by adding after vii) the following:
- “viii) Ensure the availability of sufficient land for employment to accommodated forecasted growth and protect employment areas for current and future use.”*
- 7) Amend Policy 3.4 (Housing Policies) to add after Policy 3.4.3 (Special Needs Housing) the following new Policy 3.4.4:
- “3.4.4 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.”*
- 8) Amend Section 3 (Community Development and Design) to add following Policy Section 3.4 (Housing Policies) a new Policy Section 3.5 (Growth Management Polices) as follows:

“3.5 Growth Management Policies

3.5.1 General

The Growth Plan for the Greater Golden Horseshoe was approved in June 2006 to inform decision-making regarding growth management in the Greater Golden Horseshoe and contains a set of policies for managing growth and development to the year 2031. It is the intent of the Town to implement the policies of the Growth Plan for the Greater Golden Horseshoe through this Official Plan.

3.5.2 Policies

It is the policy of the Town that population and employment growth will be accommodated by –

- a) *directing a significant portion of new growth to the built-up areas of the community through intensification*
- b) *focusing intensification in intensification areas*
- c) *building compact, transit-supportive communities in designated greenfield areas*
- d) *reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments*
- e) *providing convenient access to intra- and inter-city transit*
- f) *ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the City's economic competitiveness*
- g) *planning and investing for a balance of jobs and housing in communities across the City to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling*
- h) *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*
- i) *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*
- j) *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*
- k) *prohibiting the establishment of new settlement areas.*

3.5.3 *Intensification*

- 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 Energy and Infrastructure, 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 for an alternative intensification target

- b) *To promote intensification and achieve the intensification target the Town will:*
 - 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 Minister 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.*
- e) It is recognized the Ministers of the Crown and municipalities will use infrastructure investment and other implementation tools and mechanisms to facilitate intensification..*

3.5.4 Settlement Area Boundary Expansions

A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that –

- a) 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:
 - i. within the City to accommodate the growth allocated to the City pursuant to Growth Plan for the Greater Golden Horseshoe.**
- b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in the policy above.*
- c) 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*
- d) where applicable, the proposed expansion will meet the requirements of the Oak Ridges Moraine Conservation Plan*
- e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner*

- f) *in prime agricultural areas:*
 - i. *the lands do not comprise specialty crop areas*
 - ii. *there are no reasonable alternatives that avoid prime agricultural areas*
 - iii. *there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas*
 - g) *impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible*
 - h) *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*
 - i) *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.”*
- 9) Amend Policy 3.2.2 by renaming “New Development Areas” to “Designated Greenfield Areas” and by adding after h) the following:

- “i) *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that –*
 - a) *contributes to creating a complete community*
 - b) *creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services*
 - c) *provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods*
 - d) *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 Minister of Public 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 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.”

- 10) Amend Policy 3.3.2 a) by adding following the phrase “*regard for*” the word “*cultural*” and by adding following the word “*heritage*” the word “*archaeological*”.
- 11) Amend Policy 4.4 by adding after Policy 4.4.3 the following:

“4.4.4 Protection of Employment Lands

Municipalities may permit conversion of lands within employment areas, to non-employment uses, only through a municipal comprehensive review where it has been demonstrated that –

- a) *there is a need for the conversion*
- b) *the municipality will meet the employment forecasts allocated to the municipality pursuant to the Growth Plan*
- c) *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*
- d) *there is existing or planned infrastructure to accommodate the proposed conversion*

- e) *the lands are not required over the long term for the employment purposes for which they are designated*
- f) *cross-jurisdictional issues have been considered.*

For the purposes of this policy, major retail uses are considered non-employment uses.

Policy 4.4.4 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 the Provincial Policy Statement 2005 continue to apply.”

- 12) Amend Policy 5.2.5 (Capital and Public Works) to add after the first paragraph the following:

“Construction of new, or expansion of existing, municipal or private communal water and wastewater systems shall only be considered where the following conditions are met:

- a) *Strategies for water conservation and other water demand management initiatives are being implemented in the existing service area;*
- b) *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;*
- c) *Plans have been considered in the context of applicable inter-provincial, national, bi-national, or state-provincial Great Lakes Basin agreements.”*

- 13) Amend Policy 5.3 c) by adding following the word “energy” the phrase “and water”.

- 14) Amend Section 7.2 (Definitions) to add the following definitions:

*“**Brownfield Sites** are Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. (Provincial Policy Statement, 2005)*

***Built-up Area includes** all land within the built boundary and land identified in accordance with the “Built Boundary for the Greater Golden Horseshoe” as defined by the Ministry of Energy and*

Infrastructure in April 2008..

Built Boundary is the limits of the developed urban area as defined by the Ministry of Energy and Infrastructure in accordance with Policy 2.2.3.5.

Compact Urban Form provides a land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to transit and reduced need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

Complete Communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

Density Targets for new development areas or greenfield areas as defined in the defined in the Growth Plan for the Greater Golden Horseshoe.

Designated Greenfield Area is the area within a settlement area that is not built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated greenfield area.

Employment Area is areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (Provincial Policy Statement, 2005)

Intensification is the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment, including the reuse of brownfield sites;*
- b) *the development of vacant and/or underutilized lots within previously developed areas;*
- c) *infill development; or*
- d) *the expansion or conversion of existing buildings.*

(Provincial Policy Statement, 2005)

Intensification Areas are lands identified by municipalities or the Ministry of Energy and Infrastructure within a settlement area that are to be the focus for accommodating intensification. Intensification areas include urban growth centres, intensification corridors, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields.

Municipal Comprehensive Review is an official plan review, or an official plan amendment, initiated by the City that comprehensively applies the policies and schedules of the Growth Plan for the Greater Golden Horseshoe.”