

# Technical Memorandum

<b>To</b>	Leah Barrie, Manager of Planning; City of Kawartha Lakes Richard Holy, Director of Development Services;
<b>From</b>	Jamie Cook, Director; Shaila Taku, Consultant, Watson & Associates Economists Ltd.
<b>Date</b>	December 20, 2023
<b>Re:</b>	Project Status

Fax ☐Courier ☐Mail ☐Email ☒

The purpose of this memo is to provide an update on the City of Kawartha Lakes current Growth Management Strategy (G.M.S.).

The City's Consulting Team presented the results of the draft Growth Management Strategy (G.M.S.) to the City of Kawartha Lakes Committee of the Whole (C.O.W.) in January 2023. This presentation provided a summary of the City's long-term population, housing and employment growth forecast as well as an overview of the approach used to assess the City's long-term Community Area and Employment Area land needs over the next 30 years.

The long-term population growth forecast (referred to as the "reference" or "medium" scenario) for the City has been adopted from the Schedule 3 forecast for Kawartha Lakes as per the Growth Plan for the Greater Golden Horseshoe (G.G.H.), A Place to Grow.<sup>1</sup> It was discussed during the C.O.W. presentation that additional long-term growth scenarios would be developed and tested by the Consultant Team which examine the impact of increased urban development pressures that the City has been experiencing in recent years. To provide a balanced perspective on the potential long-term growth outcomes for the City, both "high-growth" and "low-growth" scenarios were developed in February 2023. Based on a comprehensive assessment of local, regional and Provincial demographic and economic trends, it was recommended by the Consultant Team that the high scenario be used as the recommended long-term forecast for the City for the purposes of the G.M.S. A draft urban land needs analysis

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<sup>1</sup> A Place to Grow. Growth Plan for the Greater Golden Horseshoe. Office Consolidation. August 2020. Ontario.

incorporating the high growth scenario was presented to City of Kawartha Lakes G.M.S. Task Force in March 2023.

On April 7, 2023, the Province of Ontario released the proposed Provincial Planning Statement (P.P.S.), 2023 in concert with Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*. The proposed P.P.S., 2023 is intended to simplify and integrate existing provincial policies, including A Place to Grow: Growth Plan for the G.G.H. and the Provincial Policy Statement (P.P.S.), 2020, while providing municipalities and the Province with greater flexibility to deliver on housing objectives. The proposed P.P.S., 2023 also recognizes the development potential associated with Minister's Zoning Orders (M.Z.O.s) and states that associated growth shall be in addition to projected needs over the planning horizon established in the Official Plan (O.P.).

Due to these significant changes in Provincial planning policy direction, work on the G.M.S. study was paused between April 2023 to September 2023. At the time of the recommencement of the study in September 2023, there was a need to re-examine the scope of work of the G.M.S. as the original Request for Proposals and proposal for the project did not address a number of key issues, in particular, planning for approved M.Z.O.s as well as location options for future Community Area and Employment Area expansion lands within the Lindsay, Fenelon Falls and Bobcaygeon Urban Settlement Areas, as required.

In addition to the above, additional strategic direction has been added to the G.M.S. work plan regarding the phasing of future urban development within Lindsay. Accordingly, a development phasing strategy is currently being established to provide direction regarding the timing of servicing for priority development areas within the designated greenfield area (D.G.A.) for Lindsay. The phasing plan will provide broad direction regarding the timing of residential and non-residential growth for the entire new urban limit of the Lindsay settlement area to ensure the development of complete communities. This analysis will be based on a set of planning principles and criteria established by the Consultant Team working with City staff. Based on the established criteria, the phasing plan for Lindsay will propose to categorize the existing D.G.A. lands into three phases:

- Phase 1 or short term (2023 – 2031);
- Phase 2 or medium term (2031 – 2041); and
- Phase 3 or long term (2041 – buildout of urban D.G.A. lands).

These details related to the phasing strategy for Lindsay are intended to provide broad direction to the City's on-going Water and Wastewater Servicing and Capacity Master Plan and the Transportation Master Plan studies.

The technical analysis summarized above is now currently underway. This technical analysis will be followed by strategic planning policy recommendations which will form a key foundation to the City's Official Plan Review (O.P.R.). The G.M.S. study is proposed to be **completed in Summer of 2024.**