

The Corporation of the City of Kawartha Lakes
Agenda
Kawartha Lakes Municipal Heritage Committee Meeting

KLMHC2024-012

Thursday, November 7, 2024

5:00 P.M.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Councillor Tracy Richardson

Ann Adare

William Bateman

Athol Hart

Julia Hartman

Skip McCormack

Ian McKechnie

Jon Pitcher

Tyler Richards

Sandy Sims

Thomas Barnett

Katie Virag-Cavanagh

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1.2	New Councillor Introduction	
2.	Administrative Business	
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3.2	Economic Development Strategy Update R. Mustard, Manager Economic Development L. Schoenmakers, Economic Development Officer - Business	
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The Corporation of the City of Kawartha Lakes
Minutes
Kawartha Lakes Municipal Heritage Committee
Meeting

KLMHC2023-011
Thursday, October 3, 2024
7:00 P.M.
Electronic Participation Meeting

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1. Call to Order

A. Hart called the meeting to order at 7:03 p.m. with the following members present: A. Adare, T. Barnett, J. Hartman, S. McCormack, and K. Virag-Cavanagh.

Staff: E. Turner, Economic Development Officer - Heritage Planning and J. Bhatt, Heritage Planning Intern

1.1 Land Acknowledgement

A. Hart read the land acknowledgement.

2. Administrative Business

2.1 Adoption of Agenda

KLMHC2024-085

Moved By J. Hartman

Seconded By A. Adare

That the agenda be adopted as circulated.

Carried

2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

2.3 Adoption of Minutes

2.3.1 Minutes of the September 5, 2024 Municipal Heritage Committee Meeting

The Committee reviewed the minutes of the September 5, 2024 Municipal Heritage Committee Meeting.

KLMHC2024-086

Moved By S. McCormack

Seconded By J. Hartman

That the minutes of the Municipal Heritage Committee meeting held on September 5, 2024, be adopted as circulated.

Carried

3. Presentations and Deputations

3.1 Downtown Lindsay Public Art Update

D. Goodwin, Economic Development Officer - Arts and Culture

D. Goodwin was unable to attend the meeting so E. Turner provided an overview of the successful art piece for the new public art installation in downtown Lindsay. J. Hartman was on the selection jury and let the Committee know that the piece was very well received by the jury and would begin installation soon. A. Adare asked if the piece had 3D elements and would have movement and J. Hartman confirmed that it did. A. Hart asked if there was a specific meaning behind the piece and E. Turner said that D. Goodwin was better placed to discuss the meaning of the piece in more detail and would be asked to the November meeting for additional information for the Committee.

KLMHC2024-087

Moved By A. Adare

Seconded By T. Barnett

That the verbal update on the downtown Lindsay public art installation be received for information.

Carried

4. Reports

4.1 KLMHC2024-054

Alteration Application - 60 Bond Street West, Lindsay

E. Turner provided an overview of the proposed work at 60 Bond Street West which included the replacement of eavestrouthing and repainting of the historic soffits, fascia and shutters. This work typically would not require a heritage permit but the property owners are applying for Million Dollar Makeover funding which requires them to also apply for and receive a heritage permit. The Committee agreed that the work had a positive impact on the property. J. Hartman asked for clarification around the property's by-law since it had been updated in 2018 and E. Turner confirmed that the older by-law had been repealed and replaced in 2018 to bring it into alignment with current standards for by-laws under the Ontario Heritage Act.

KLMHC2024-088

Moved By A. Adare

Seconded By S. McCormack

That Report KLMHC2024-054, **Alteration Application – 60 Bond Street West, Lindsay**, be received; and

That that the proposed alteration be approved.

Carried

5. Subcommittee Updates

5.1 Outreach Subcommittee

The Committee briefly discussed Doors Open which took place on September 15. A. Hart and J. Hartman were at sites on the day and said that the turn out and feedback was very positive. E. Turner told the Committee that she would be bringing a report forward at the November meeting with participant numbers and statistics from the event.

6. Correspondence

There was no correspondence received by the Committee.

7. New or Other Business

There was no new or other business.

8. Next Meeting

The next meeting will be Thursday, November 7 at 5:00 p.m. in Council Chambers at City Hall (26 Francis Street, Lindsay).

9. Adjournment

KLMHC2024-089

Moved By A. Adare

Seconded By J. Hartman

That the Municipal Heritage Committee Meeting adjourn at 7:35 p.m.

Carried



Municipal Heritage Committee Report

Report Number:	KLMHC2024-059
Meeting Date:	November 7, 2024
Title:	Economic Development Strategy Refresh
Description:	Overview of the City's new Economic Development Strategy
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-059, **Economic Development Strategy Refresh**, be received; and

That the presentation from staff be received for information.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City is refreshing its current Economic Development Strategy for 2025 to 2029 to help navigate the new challenges and emerging opportunities in the local economy. Economic refers to programs, policies or activities that seek to improve the economic well-being and quality of life of a community. The goal of the strategy is to establish the City's vision, mission and objective to support a vibrant and growing economy and will serve as a guide for Council and staff on economic planning over the next five years. The Economic Development team at the City supports business attraction, start-up, expansion and retention in Kawartha Lakes as well as tourism, placemaking and the cultural sector across the City.

Economic Development staff initiated the strategy refresh in spring 2024 and brought on the consulting team at McSweeney and Associates to help develop the new strategy. The process included extensive consultation with the community, businesses and local organizations, community and situational analyses of Kawartha Lakes, and the development of goals, objectives and action items for the next five years.

The final strategy will be presented to the Committee of the Whole at its meeting of November 5 for ratification at the Council meeting on November 19. This report is intended to provide the new strategy and a presentation from staff will provide information on the new strategy and its development.

Rationale:

The primary staff support for the Committee sits within Economic Development through the Economic Development Officer – Heritage Planning. The Economic Development Strategy guides the work of the heritage planning program at the City and, by extension, the work of the Municipal Heritage Committee. There are specific goals and actions within the new strategy that directly relate to the work that the Committee does in furthering heritage conservation within the City. This report and the presentation from City staff is being provided for information to let the Committee know about the new strategy and how its work fits within it.

The strategy to be presented to Committee of the Whole on November 5 is attached to this report as Appendix A.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

Economic Development.

Attachments:

Appendix A – Economic Development Strategy 2024-2029



Adobe Acrobat
Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services



Economic Development Strategy Refresh 2025-2029

Kawartha Lakes Economic Development





Economic Development Strategy Refresh 2025-2029

Revised: October 2024

Prepared by:



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Land Acknowledgement

The City of Kawartha Lakes respectfully acknowledges that we are situated on Mississauga lands and the traditional territory covered by the Williams Treaties.

We are grateful for the opportunity to work here, and we thank all the generations of people who have taken care of this land - for thousands of years. We recognize and deeply appreciate their historic connection to this place. We also recognize the contributions of Métis, Inuit, and other Indigenous peoples, both in shaping and strengthening this community and country as a whole. This recognition is connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our community.



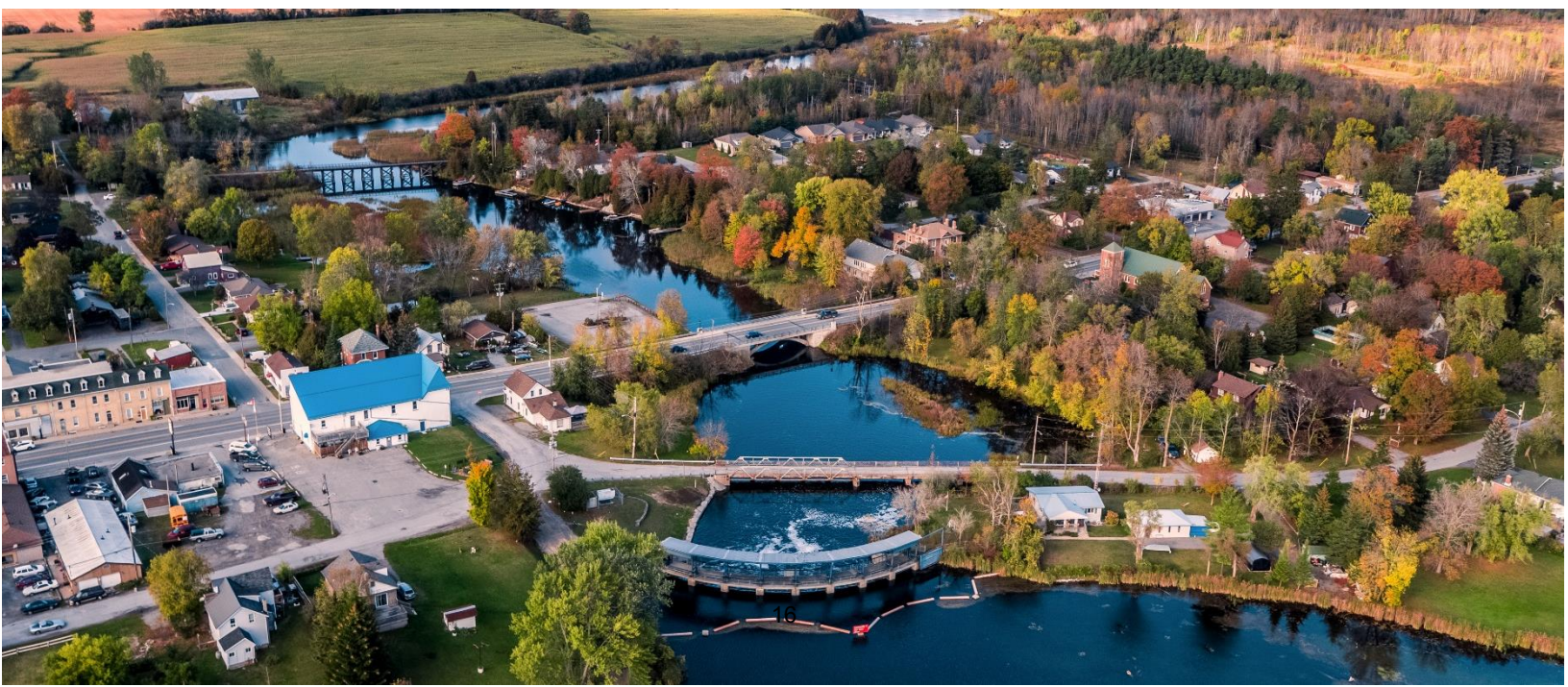
Executive Summary

The City of Kawartha Lakes (Kawartha Lakes) is a single tier municipality made up on towns, small villages, and rural gems connected by lakes, rivers, and bountiful farmland. Kawartha Lakes is located 90 minutes northeast of Toronto and is home to approximately 80,000 year-round residents, 30,000 seasonal residents, and welcomes over 1.6 million domestic tourists annually. The City of Kawartha Lakes is forecast to grow to 117,000 year-round residents and 39,000 jobs by 2051.

In 2017, Kawartha Lakes adopted an Economic Development Strategy, focused on five key clusters (Agriculture and Food; Manufacturing; and Tourism) and emerging clusters of focus (Culture; and Innovation). Since 2017, there have been significant changes to the global, Canadian, and provincial economies and policy which have influenced local economic development in Kawartha Lakes.

In March 2024, Kawartha Lakes began the process of developing an Economic Development Strategy Refresh led by the Economic Development Division. This Economic Development Strategy Refresh builds on a solid foundation from the 2017 Economic Development Strategy and will be the foundational document upon which the Economic Development Division priorities, sector strategies, and work plans are to be developed.

This strategic road map will ensure that Kawartha Lakes achieves an environment conducive to attracting new and diverse businesses alongside supporting the expansion and retention of its current businesses. The Strategy Refresh strives to create a thriving economy and cultural vibrancy for Kawartha Lakes and positively positions the municipality towards the 2051 population and employment forecasts.



Invest In Kawartha Lakes

Kawartha Lakes stands at the precipice of a unique period. After being home to a population of approximately 70,000-80,000 residents since amalgamation in 2001, the municipality is projected to see explosive, double digit population growth through 2051. Projections suggest that by 2051 the municipality will be home to nearly 120,000 residents. With that growth comes significant opportunity for businesses, residents, and the municipality.

Through this Economic Development Strategy Refresh and other internal strategic documents, the Kawartha Lakes Economic Development Division seeks to pursue opportunities that leverage this growth aimed at proactively supporting positive community development. It is the goal of the municipality to be proactive, rather than reactive, moving into the future in support of investment in Kawartha Lakes.

Investing in Kawartha Lakes is not just about the traditional markers of economics – dollars, jobs, or infrastructure. It is about growing a vibrant community through investing in culture, which improves the local quality of life and builds a strong community; supporting tourism assets for local residents to experience that also happen to draw visitors to Kawartha Lakes; and building the necessary supports for young families and immigrants that help draw young residents and newcomers to the community, to help build a diverse economy that is resilient and sustainable.

Specific to the Economic Development Division, three distinct functions encompass economic development efforts. The three distinct functions are:



1) Sector and Community Economic Development



2) Culture



3) Destination Management

Going further, to be proactive within these three distinct, but related, functions, the Kawartha Lakes Economic Strategy Refresh is all about investment.

The Economic Development Division, through the Strategy Refresh, is focused on fostering full community investment in Kawartha Lakes. Looking at investment through a more comprehensive lens means that investment is defined as not only people investing money into the community but is also about people becoming invested in their community through sharing their time, passions, expertise and desire to make Kawartha Lakes a vibrant place to live, work and grow.

Through this new view of true investment, Kawartha Lakes will see a continued positive evolution in quality of life, cultural and arts communities, tourism visits, job opportunities and local business community investment.



How does Kawartha Lakes know when they are successful?

Taking a holistic approach to investing in Kawartha Lakes, the Municipality will devote their resources, expertise and time on helping people become completely invested in Kawartha Lakes. This means helping people to want to invest their money, their time, their experiences and their expertise into this dynamic and growing community.

The municipality is aiming to create a community that is diverse in terms of the people that live there, and the types of jobs that will be available to its residents. With a strong supply of successful businesses that support the local needs of the community as well as those focused on exporting, there will be a good business mix to support a full spectrum of employment opportunities.

This means Kawartha Lakes will be buoyed by a strong local economy focused on narrowing efforts to export-oriented, innovative, high growth businesses in the five key clusters: three established sectors including Agriculture and Food; Manufacturing; Tourism; and two emerging sectors including Creative and Cultural Industries; and, Innovation, that have been deemed as strong sectors for the municipality to pursue for investment.

Kawartha Lakes will be a welcoming community with an aim of supporting investments and businesses in the municipality, and will offer tools, support and the hands-on resources for all those businesses and investors that will help the municipality achieve the continued future positive growth it desires.

Partnerships and Relationships

A fundamental priority of all successful investment attraction programs is building and maintaining positive working relationships with key investors to understand their needs. As Kawartha Lakes focuses on a new definition of investment to drive their economic development efforts, it is critical that the municipality focus its efforts – as a priority strategic initiative – on building and maintaining positive relations and networks with economic development partners to support key investors.

For Kawartha Lakes to be successful moving forward with this newly refreshed strategy they must focus their resources and efforts on the intangibles of investment attraction – relationships, networks and personal interactions. This will require dedication and a continuing commitment.

The Economic Development Division works with a significant number of partner organizations and government ministries across all sectors to support programming.

The following organizations are part of the Kawartha Lakes Ecosystem Network (KLEN), collaborating with Economic Development to drive growth, foster innovation, and support business success:

- Bobcaygeon and Area Chamber of Commerce
- Coboconk, Norland and Area Chamber of Commerce
- Federal Economic Development Agency for Southern Ontario
- Fenelon Falls and District Chamber of Commerce
- Fleming College
- Innovation Cluster
- Kawartha Lakes CFDC
- Kawartha Manufacturer Association (KMA)
- Lindsay District Chamber of Commerce
- Lindsay Downtown BIA
- Ministry of Economic Development, Job Creation and Trade
- Ministry of Farming, Agriculture and Agribusiness
- Ministry of Rural Affairs
- National Research Centre of Canada Industrial Research Assistance Program (NRC IRAP)
- Ontario Centre of Innovation (OCI)
- Trent University
- VCCS Employment Services (VCCS)
- Workforce Development Board (WDB)

In activating this Economic Development Strategy Refresh, we are looking to grow the diversity of organizations we partner with to bring new resources and opportunities to Kawartha Lakes.



Priorities and Actions

Strategic Priority 1: Stimulate Investment in Business, Visitors and Cultural Sectors.

Why is this important?

Kawartha Lakes has a rich economic and cultural history. As the community continues to grow, the municipality plays a vital role in creating the conditions to stimulate investment.

Being 'investment ready' means understanding community vision and knowing what businesses need to succeed. It involves providing relevant information about the business climate and infrastructure to both existing and potential investors, as well as having the right strategies in place to support the Economic Development Division.

Being 'business friendly' means fostering a culture of excellent customer service, by both municipal staff and elected officials, while providing an easy experience for an investor to expand, start or relocate a business. It reflects community preparedness to attract business investment and ensure a smooth development process. This mindset encourages Kawartha Lakes to be ready for, and welcome, change.

Corporate Strategic Plan Alignment

A Vibrant and Growing Economy:

- Build economic development initiatives to support and expand existing businesses, attract new businesses and expand local employment opportunities.
- Encourage sustainable growth and development.
- Improve and expand critical and transformational infrastructure.

Good Government:

- Provide innovative and efficient service delivery for better customer experiences.
- Provide accountable government and responsible management of resources.

Objectives and Actions

Objective 1.1: Position Kawartha Lakes to attract new business investment.



Starting Actions:

1. Improve the development approvals process, policies, and communications to welcome business investment and innovation.
2. Support the development of employment lands and infrastructure for future business investment.
3. Develop an investment attraction program, defining key sectors to focus efforts.
4. Explore the feasibility of a Kawartha Lakes Municipal Accommodation Tax, a new non-property tax revenue tool, to promote tourism as an economic driver.
5. Strengthen the Development Concierge Program.

Objective 1.2: Collect, gather, and present data to support evidenced-based investment decision making.



Starting Actions:

1. Continue conducting the annual Kawartha Lakes Business Count.
2. Provide timely data online for businesses and cultural organizations, sourced from both municipal and third-party sources.
3. Continue and enhance sector and program-specific data collection.

Objective 1.3: Strengthen the Kawartha Lakes brand to attract investment.



Starting Actions:

1. Develop the Kawartha Lakes brand to attract new business investment.
2. Develop the Kawartha Lakes Tourism brand.
3. Strengthen the Kawartha Lakes Small Business Centre brand.

Objective 1.4: Continue to strengthen, and expand, partnerships to support investment and stimulate economic and cultural vibrancy.



Starting Actions:

1. Continue and grow Kawartha Lakes Ecosystem Network (KLEN).
2. Strengthen and foster relationships with external organizations and agencies to position Kawartha Lakes as an investment-ready community.



Strategic Priority 2: Invest to Support Vibrant Emerging and Established Businesses and Cultural Organizations.

Why is this important?

Businesses and cultural organizations in Kawartha Lakes drive the local economy and create a vibrant community that both residents and visitors are proud of. Supporting businesses throughout their life cycle—from startup to innovation, growth, and resilience—helps sustain a thriving local economy. In the same way, the health of cultural organizations is fundamental to the cultural vibrancy of the community.

A diversified economy means that a community can be resilient through economic downturns. The advantage of a diversified economy is that a community is not reliant on a single industry, allowing it to remain flexible and maintain a sustainable cycle of economic activity.

Five (5) key clusters of focus for the Economic Development Division were identified in the 2017 Strategy and are re-confirmed in this strategy. These clusters (a regional concentration of industries) support the health of the broader local economy. The five (5) key clusters are:

- Agriculture and Food;
- Creative and Culture Industries;
- Innovation;
- Manufacturing; and
- Tourism.

With the projected population growth and available land (even if not serviced), Kawartha Lakes has the opportunity to grow and attract businesses, enhance the tourism experience and expand on its cultural assets to make it a more vibrant and holistic community.

Corporate Strategic Plan Alignment

A Vibrant and Growing Economy:

- Build economic development initiatives to support and expand existing businesses, attract new businesses and expand local employment opportunities.
- Encourage sustainable growth and development.

Objectives and Actions

Objective 2.1: Deliver evidenced-based, partner-engaged, strategy-led sector and business development programs to support the sectors of agriculture, tourism, arts, culture, heritage, small business, advanced manufacturing and innovation.



Starting Actions:

1. Deliver training programs and workshops for business and cultural organization development (Signature Experience tourism program, local food workshops).
2. Implement and update cluster and sector development strategies:
 - Agriculture and Food Action Plan;
 - Cultural Master Plan;
 - Destination Development Plan; and
 - Archaeological Management Plan.
3. Create cluster and sector plans for Innovation and Manufacturing.

Objective 2.2: Support the growth and development of emerging and established businesses and cultural organizations.



Starting Actions:

1. Support businesses in key clusters to grow through business advisory services and 'piloting' businesses through the municipal development process.
2. Deliver the Kawartha Lakes Small Business Centre program.
3. Collaborate to expand resources and services available in Kawartha Lakes to support the lifecycle of businesses in key clusters and cultural organizations.
4. Partner with innovation-focused organizations to provide specialized resources to Kawartha Lakes businesses.

Objective 2.3: Strengthen funding programs to stimulate innovation and sustainability of not-for-profit cultural and economic development support organizations.



Starting Actions:

1. Deliver and refine the Economic Development Fund to stimulate local economic development activities and cultural organizations.
2. Review the funding landscape (municipal, provincial, federal, non-public sector) to identify opportunities and gaps.
3. Continue to partner with and support local Chambers of Commerce in their delivery of hyper-local visitor information services.



Strategic Priority 3: Invest to Foster a Skilled Sustainable Workforce.

Why is this important?

The current and future workforce in Kawartha Lakes will, in large part, define the success of the local business and cultural sector. Investing in partnerships and initiatives to address current workforce challenges and position Kawartha Lakes with the workforce for the future will support a vibrant economy.

Having a skilled workforce means that the businesses in the community can successfully operate with local workers. Employers need individuals who are properly trained for their jobs and have access to training opportunities within the region, as well as safe working environments.

Building community is essential. It is important to have the infrastructure in place to ensure that workers have transportation—whether public or private—to their places of employment and that they have access to housing and a great quality of life.

Corporate Strategic Plan Alignment

A Healthy Environment:

- Support environmental sustainability and resilience in our community.
- Protect and preserve natural areas including greenspaces, waterway, parks, trails, and farmlands.

An Exceptional Quality of Life:

- Increase affordable and attainable housing.
- Improve the health and well-being of residents.

A Vibrant and Growing Economy:

- Improve and expand critical and transformational infrastructure.
- Ensure a range of programs, services and supports are available and accessible to those in need.

Good Government:

- Build a collaborative, supportive, inclusive and equitable community.

Objectives and Actions

Objective 3.1: Work with businesses and partners to identify and respond to workforce challenges, gaps and opportunities.



Starting Actions:

1. Engage with key clusters to identify challenges and seek creative solutions to address opportunities.
2. Develop partnerships with local First Nations and Métis Councils to advance economic opportunities for Indigenous people in Kawartha Lakes.
3. Support the work of partners such as VCCS and other sector-based organizations to provide innovative solutions to challenges.
4. Support businesses to invest in equity, diversity and inclusion including advancing reconciliation with Indigenous peoples.
5. Pursue a Local Immigration Partnership program.

Objective 3.2: Foster partnerships with educational institutions to develop a pipeline of young talent.



Starting Actions:

1. Continue partnering to facilitate connections between youth and businesses to educate about local career opportunities.
2. Work with Fleming College and Trent University on youth retention initiatives.

Objective 3.3: Connect new residents to the local economy and cultural sector.



Starting Actions:

1. Identify opportunities to reach new residents.



Strategic Priority 4: Invest in Places of Economic and Cultural Activity.

Why is this important?

Kawartha Lakes is known for its stunning natural environment and rural community charm. Investing in the quality of place, specifically in areas of economic and cultural activity will support the vibrancy of our growing communities.

Placemaking involves building the community through the process of creating quality spaces that people want to live, work, and play. It encompasses everything that Kawartha Lakes has to offer throughout the entire geographic area – lakes, waterways, greenspaces, urban centres including towns and villages, farms, businesses, and a population made up of seasonal cottagers, visitors, full-time residents, and Indigenous communities.

Kawartha Lakes is a “community of communities,” with 24 towns and villages scattered across the municipality. After two decades, during community engagement for this strategy it was noted that many residents still see themselves as local to their own urban area rather than Kawartha Lakes. Downtowns serve as the centres of the community, acting as public meeting spaces and commercial hubs. Economically vibrant main streets are the heart and soul of the community.

Businesses seek to locate in communities where a strong quality of life will allow their employees to enjoy their life outside of work. As the municipality grows and becomes more diverse, it will be essential to support residents while successfully integrating newcomers into Kawartha Lakes, ensuring that everyone is respected and contributes to the local economy.

Corporate Strategic Plan Alignment

A Heathy Environment:

- Support environmental sustainability and resilience in our community.
- Protect and preserve natural areas including greenspaces, waterway, parks, trails, and farmlands.

An Exceptional Quality of Life:

- Improve the health and well-being of residents.
- Ensure a range of programs, services and supports are available and accessible to those in need.

A Vibrant and Growing Economy:

- Build economic development initiatives to support and expand existing businesses, attract new businesses and expand local employment opportunities.
- Improve and expand critical and transformational infrastructure.

Good Government:

- Build a collaborative, supportive, inclusive and equitable community.

Objectives and Actions

Objective 4.1: Identify, lead, and partner on place-making opportunities to attract residents, visitors and businesses.



Starting Actions:

1. Continue the Cultural Centre project.
2. Develop a municipal signage and wayfinding strategy.
3. Identify spaces and opportunities (Heritage Conservation districts, public art, tourism location activations).
4. Review strategic municipal assets for their potential to contribute to economic vibrancy, and partner to encourage similar investments in public lands, with a particular focus on employment lands, waterfronts, and downtowns.
5. Continue the Million Dollar Makeover (Community Improvement Plan CIP) program and consider additional CIP opportunities to stimulate private sector investment.

Objective 4.2: Support downtown revitalization, intensification, beautification and activation.



Starting Actions:

1. Engage communities in Kawartha Lakes and Provincial Downtown Revitalization programming.
2. Explore upper story redevelopment potential in downtown buildings.
3. Identify opportunities to connect the cultural sector to downtowns.

Objective 4.3: Protect and support agricultural land.



Starting Actions:

1. Work with the Planning Division to update planning and development policies and regulations using an agricultural system approach to enhance a geographically continuous agricultural land base to support and protect the long-term viability of agricultural lands, local food production, the agri-food network and on-farm diversified uses.
2. Explore and engage in activities that support vibrant agricultural lands through agribusiness, primary production and value-added agriculture.
3. Partner with organizations to support the protection and improvement of agricultural lands.

Objective 4.4: Lead, partner and foster heritage conservation.



Starting Actions:

1. Continue to support heritage planning and conservation through designation, permitting, heritage conservation districts and heritage inventories.
2. Deliver the municipal Collections Management program.
3. Lead heritage outreach programming to celebrate the connection to, and importance of, place.
4. Complete and implement the Archaeological Management Plan.



Strategic Priority 5: Invest in Resources to Support an Exceptional Economic Development Program.

Why is this important?

These are the enablers to support reaching program outcomes. The Economic Development Division needs support to execute this strategy and run with it, with a solid backing from all other Departments within the Municipality. It is about collaboration and moving forward in a coordinated fashion where staff and elected officials are all 'singing from the same song sheet'.

Corporate Strategic Plan Alignment

Good Government:

- Provide innovative and efficient service delivery for better customer service.
- Build a collaborative, supportive, inclusive and equitable community.

Objectives and Actions



Objective 5.1: Improve collaboration between municipal staff to integrate an economic development lens on strategic municipal initiatives, where appropriate.



Objective 5.2: Improve access to, and communication of, Economic Development programming.



Objective 5.3: Deliver regular reports on activities and outcomes of the program.



Objective 5.4: Invest in technology to support customer service and value-added activities.



Objective 5.5: Continue to invest in professional development.



Objective 5.6: Complete an operational review to ensure the Division is adequately resourced to best support program outcomes.



Process Followed

The Economic Development Strategy Refresh followed a four-step process as outlined below. During each step, relevant and valuable information and input was gathered and then built into each of the steps and final Economic Development Strategy Refresh. The process included the through analysis of reports, economic analysis, and consultations with the community, staff and elected officials. An Implementation Plan will be developed and used by the Economic Development Division over the next five years as a workplan.

Step 1: Discover Research the community.

- Community Analysis and Situational Analysis.
- Document review.
- Informal Investment Readiness Assessment.

Step 2: Define Consult with the community.

- One-on-one interviews.
- Online survey.
- Focus groups.
- Staff Priority Setting Session.

Step 3: Develop Build the plan.

- SCOAR®.
- Working Session.
- Develop the Actions.
- Action Planning Session with staff.
- Draft Strategy.
- Final Strategy.
- Implementation Plan.

Step 4: Deliver Present the results.

- Presentation to Kawartha Lakes Committee of the Whole.
- Approval by Kawartha Lakes Council.
- Implementation of the 5-Year Strategy.



Step 1: Discover

Research the Community

Community and Situational Analysis

The Situational and Community Analysis presents a statistical perspective of Kawartha Lakes through a quantitative lens. These reports are informational pieces crafted in early 2024 and do not prescribe a certain solution; instead, they present a statistical perspective within the local context. The analysis assesses socio-demographic profiles, housing and income data, the local labour force, and industry-specific economic drivers within Kawartha Lakes (see **Appendix 4**).

Document Review

Alongside the Community and Situational Analysis, a Document Review was undertaken in order to provide a better understanding of the direction the municipality is taking. Key documents, policies and the municipal website were reviewed to provide background information on Kawartha Lakes. The role of the Economic Development Strategy Refresh is to ensure that it aligns with the Corporate Strategy Goals and Objectives (see **Appendix 2**), as well as strengthening and supporting Master Plans and Strategies within the corporation.

The following Kawartha Lakes documents were reviewed:

- Cultural Master Plan 2020-2030
- Active Transportation Master Plan 2024
- Agriculture and Food Action Plan 2020-2024
- Budget and Business Plan 2024
- Strategic Community Improvement Plan 2018
- Community Safety and Well Being 2022-2025
- Transit Master Plan 2018
- Destination Development Plan 2020
- Kawartha Lakes Strategic Plan 2024-2027
- Economic Development Strategy 2017
- Growth Management Strategy (underway)
- Official Plan 2012

Informal Investment Readiness Assessment

An informal assessment of Kawartha Lakes investment readiness was undertaken with the Economic Development Division. The basic tools and assets required for investors was reviewed including the Economic Development website, investment marketing tools, employment lands, and how site selection requests are handled. The results are reflected in the actions.



Step 2: Define

Consult with the Community

The consultation process used to develop the Economic Development Strategy Refresh was meaningful and intensive. Participants were actively engaged, representing key partners from the community, local businesses, Kawartha Lakes staff and elected officials, and other external organizations that support economic and business development.

Community Consultation

There were **149 participants** throughout the consultation process. Consultations were based on six open ended questions.

- 28 one-on-one phone interviews were conducted with key partners.
- 39 participants engaged in six focus groups (Agriculture; Industry and Trades; Support Organizations; Services; Arts and Culture; and Retail and Hospitality).
- 82 or responses were gathered through an online survey that was available to the public.

A priority setting session was also held with municipal staff to determine the priorities that they see as most important to undertake in the next 5-10 years. By leveraging internal expertise based on their day-to-day understanding of Kawartha Lakes was essential in determining realistic and meaningful priorities that can help move Kawartha Lakes forward.



Step 3: Develop

Build the Plan

SCOAR[®] Analysis

Once the background research and initial consultations were completed, the ‘developing’ process began with a summation of the findings of the initial consultations and data analysis, presented through a Strengths, Challenges, Opportunities, Aspirations and Results (SCOAR[®]) Analysis. The SCOAR[®] was used as the fundamental basis to determine the four themes, as directed by consultation.



The SCOAR[®] is a detailed analysis of the current situation involving statistical analysis of the local economy, regional competitive outlook, trends and forecasts, investment readiness assessment, strengths/weaknesses/opportunities review using the McSweeney exclusive SCOAR[®] analysis.

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis has a “50%” focus on “negative” aspects of analysis. A Strengths, Opportunities, Aspirations, and Results (SOAR) analysis emphasizes the positive, though it fails to address barriers or challenges to economic growth that every community faces. Our SCOAR[®] Analysis provides greater balance than either SWOT or SOAR analysis.

The results of the Kawartha Lakes SCOAR[®] analyses can be found in **Appendix 3**.

Working Session

29 participants engaged in the half-day working session in June 2024, to review consultation findings and begin to draft realistic and doable actions. Participants included representatives from agriculture, community, business, local organizations, and municipal staff.

The Strategic Working Session provided an opportunity for participants to start developing a set of draft strategic actions to form the base of Economic Development Strategy Refresh.

Through the working session, the following four themes, were agreed to reflect the current and future need of Kawartha Lakes.



Strategic Priorities and Actions

Upon completion of the external consultation process, the five themes from the Working Session were developed into five Priority Areas of Focus.

Priority 1

Stimulate investment in business, visitors and cultural sectors.

Priority 2

Invest to support vibrant emerging and established businesses and cultural organizations.

Priority 3

Invest to foster a skilled sustainable workforce.

Priority 4

Invest in places of economic and cultural activity.

Priority 5

Invest in resources to support an exceptional economic development program.

To ensure that the actions aligned with the aspirations and vision of Kawartha Lakes, a virtual strategic planning session was held with staff from the Economic Development Division.

Collaboratively, McSweeney and Associates and municipal staff co-developed strategic actions that are realistic and doable over the next five years.

Step 4: Deliver

Present the Results

The final Economic Development Strategy Refresh was completed in October 2024 and presented to the Kawartha Lakes Committee of the Whole meeting in November 2024.

Execution of the strategy will begin immediately after approval from Council for the Economic Development Strategy Refresh. An Implementation Plan will be developed and will be a staff working document that for each of the actions, sets out the partners, timelines, and resource implications.



Appendix 1: Critical Issues Outside the Scope of this Strategy

During the consultative process a number of issues were discussed that are top-of-mind for Kawartha Lakes residents and partners, but do not fit within the scope of this Strategy Refresh and are not necessarily economic development, tourism and culture initiatives. Most pertinent were the impacts of climate change on Kawartha Lakes, the rising cost of housing in relation to incomes for residents, social issues and access to transportation. These issues are discussed here, with the understanding that they are not directly accompanied by actions in this Strategy Refresh.

The key to note here is that the following issues do affect all economic development initiatives in one way or another. The Economic Development Division needs to understand the challenges and to be a part of the solution.

Housing

A consistent theme across the board was the perceived lack of attainable housing. This issue is not isolated to Kawartha Lakes, as it is pervasive in communities across the entirety of Canada. That does not, however, lessen the impact on current residents within Kawartha Lakes. A lack of attainable housing means young families struggle to move to the area, employers struggle to fill roles, retired individuals are forced out of their longstanding properties, and residents facing financial struggles face uncertain housing futures, among other challenges.

Though a pressing issue for residents and business across Kawartha Lakes, and discussed thoroughly during the consultative process, housing solutions fall outside the scope of this Economic Development Strategy Refresh.

Solutions are being actioned through the City of Kawartha Lakes and County of Haliburton Housing and Homelessness Plan 2020-2029 and the Municipal Housing Pledge (2023).

Public Transportation

During the consultation process there was much discussion about local transit and its accessibility. Kawartha Lakes provides public transit, but with very limited routes throughout Kawartha Lakes. As the population increases in Lindsay the need for a more robust transit system will be required. A lack of or limited access to public transportation makes it difficult for employers, employees, young families, youth, seniors and students to move throughout Lindsay, without even considering moving people throughout the entirety of the municipality. Without transit, residents with limited incomes find it difficult to get around, employers cannot rely on employees without their own vehicles, and retired individuals have limited access to community necessities, among other challenges.

Solutions are being actioned through the City of Kawartha Lakes Lindsay Transit Master plan 2018.

Climate Change

The current federal government and provincial governments have made commitments to reducing emissions and single-use plastics, increasing the number of electric vehicles, encouraging home retrofits, and adopting nature-based and technological solutions to clean up the environment and the economy. However, municipalities are on the front lines of climate change, and it will ultimately fall on communities to mitigate and adapt to changing climates, with changeable levels of support.

Consultations made clear that one of the greatest strengths Kawartha Lakes has is its beautiful natural amenities, including an abundance of clean lakes and waterways, green spaces, agricultural lands, and forests.

As climate change has more of an impact, natural resources will be impacted. Notable to Kawartha Lakes, the changing climate will impact lakefront developments due to potentially rising water levels and more varied weather patterns, as well as shorter seasons for traditional winter events (like skiing seasons). Considering these local impacts, respondents were asked how Kawartha Lakes could help to ensure that the municipality is minimally affected by future climate change predictions. Though some respondents felt there was nothing the Municipality could do, the majority felt that at least some initiatives should be considered.

Solutions are being actioned through the Kawartha Lakes Healthy Environment Plan (2018) and its forthcoming update.

Appendix 2: Corporate Strategic Plan Goals and Objectives

Kawartha Lakes completed a Corporate Strategic Plan that builds on the actions, priorities and momentum that has been building over the last number of years and reflects the values, vision and mission of the municipality. Each of the Strategic Priorities included in the Kawartha Lakes Strategic Plan 2024-2027 are aligned with the Economic Development Strategy Refresh and will be supported through actions identified in the Strategic Plan.

Strategic Priorities



A Healthy Environment



An Exceptional Quality of Life



A Vibrant and Growing Economy



Good Government

A Healthy Environment

- Support environmental sustainability and resilience in our community.
- Protect and preserve natural areas including greenspaces, waterways, parks, trails and farmlands.
- Increase waste diversion and resource recovery.

An Exceptional Quality of Life

- Increase affordable and attainable housing.
- Improve the health and well-being of residents.
- Ensure a range of programs, services and supports are available and accessible to those in need.

A Vibrant and Growing Economy

- Build economic development initiatives to support and expand existing businesses, attract new businesses and expand local employment opportunities.
- Encourage sustainable growth and development.
- Improve and expand critical and transformational infrastructure.

Good Government

- Provide innovative and efficient service delivery for better customer experiences.
- Provide accountable government and responsible management of resources.
- Build a collaborative, supportive, inclusive and equitable community.



Appendix 3: SCOAR[®] Analysis



Strengths

- A community of communities: Kawartha Lakes still has a small-town feel and is tight knit, being made up of several communities each offering unique charm, services and experiences.
- Strong and collaborative network of business support services that aid in business attraction and investment: Including the unique Kawartha Lakes Ecosystem Network (KLEN), 4 Chambers of Commerce, Lindsay BIA, the Innovation Cluster, Small Business Centre, Kawartha Lakes Community Futures Development Corporation (KLCFDC), Launch Kawartha.
- Close proximity to the Greater Toronto Area: Close enough to continue to have its own identity but not too close to be affected by the neighbouring urban population.
- Access to two post-secondary institutions: Fleming College Frost Campus with strong ties to Trent University in nearby Peterborough.
- Diverse economy: Home to over 6,867 businesses from home based to international manufacturers. Key sectors include Advanced Manufacturing; Agriculture and Food; Culture; Tourism; and Innovation.
- Quality of life and affordability is higher than Ontario: Only 19% of residents are spending 30% or more of total income on shelter costs, compared to 28% of Ontario residents.
- Outstanding natural environment: Trent Severn Waterway, 250 lakes and rivers, four provincial parks, five conservation areas, greenspaces bringing an influx of seasonal population of tourists and cottagers offering a mix of recreational activities for all ages.

- Rich in arts and culture and heritage: amid many grassroots arts and culture initiatives are cultural facilities including the Grove Theatre, Globus Theatre, Kawartha Settlers' Village, Academy Theatre, Kawartha Lakes Museum and Archives, Maryboro Lodge, and the Arts and Heritage Trail.
- Strong agricultural sector: 1,265 farms, over 275,000 acres of farmland, GDP of over \$370 million, and total farm cash receipts of \$170 million. Home to many agricultural-based businesses, Kawartha Choice FarmFresh local food program.
- Significant population and employment growth: expected to grow from a 2021 population of 79,247 to 117,000 residents and 39,000 jobs by 2051.
- Transportation connections: Kawartha Lakes Municipal Airport, easy access to two international airports, near to a vast rail and intermodal network, and road connections to the 400 series highways. Hamilton-Oshawa Port Authority.
- Strong community amenities: Hospital, emergency services, 20 community centres, 30 schools, 14 libraries.
- Opportunities abound with significant growth projected: being outside the GTA with ample opportunity to grow business.

Challenges

- Development process in the Municipality: perceived to be difficult for businesses in navigating the development process. Businesses feel that they aren't forewarned of policy and fee adjustments that affect the development process (i.e., new fee structure).
- Development Concierge Program is limited in its ability to make a difference: economic development is limited to affect change, and the Concierge Program isn't wholly understood by the business community as to how it works.
- Limited serviced vacant employment lands and buildings: makes it difficult to grow industry with residential development adjacent to industrial lands.
- Inconsistent broadband and cell coverage; particularly in the more rural areas.
- Not enough businesses with good paying jobs: residents leave the municipality to work.

- Appears that there is still a lack of a distinct identity for the City of Kawartha Lakes: it is more defined by communities (Lindsay, Fenelon Falls, Bobcaygeon) than it is as the City of Kawartha Lakes.
- Lack of public transportation limits community connectivity for all: a heavily car-dependent community creates increased traffic and the ability for those without vehicles to commute.
- Limited local workforce: with the appropriate skills to support the local businesses.
- Lack of attainable/affordable and diverse housing: needed to accommodate the mix of residents and potential residents moving to the municipality.
- Great deal of NIMBYism: with a lack of diversity in the past there is a difficulty in accepting change in the diversity of the population.
- Land competition: there has been a reduction in farmland area of 5.1% since 2011 and displaced by other land uses.
- Limited infrastructure to support growth: especially around servicing capacity.
- Heavily reliant on the residential tax base.
- Current residential population is an aging demographic: median population is 49 years as compared to Ontario at 41 years with slightly lower population of youth (13.1% vs Ontario at 15.3%) but more significantly the 15-64 age cohort is 57.6% vs Ontario at 65.6%.

Opportunities

- Modernizing municipal functions: by streamlining the development process, to be timely and work together as a team support and help businesses navigate through the process and to be creative and flexible when it comes to non-traditional business opportunities.
- Give the Economic Development Division more authority to support businesses through the development process: all divisions need to be excited about economic development and work with them to help to create a culture to support business investment in Kawartha Lakes.
- Attract a greater number of diversified employment opportunities: to strengthen the existing sectors and to explore new sectors.

- Help to grow the arts and creative industries: by building partnerships with external organizations and continue to educate the elected officials and community on the importance of the arts to the economic vibrancy and quality of life of Kawartha Lakes.
- Continue to support the agriculture sector: by ensuring that decision makers have a better understanding of the problems agriculture is facing, protecting farmland, while growing the agri-brand and encouraging high value agriculture.
- More investment in the downtowns: to create vibrant areas and improve the quality of life for Kawartha Lakes.
- Making newcomers welcome in Kawartha Lakes: embrace newcomers and their skills and cultures that they are bringing to Kawartha Lakes.
- Develop and clearly communicate a vision and brand for the municipality: promote this vision and brand to differentiate Kawartha Lakes from other regions in the area. But also, for each individual community, as being unique and distinct but still part of Kawartha Lakes.
- Improve transportation options: through public and active transportation alternatives to make Kawartha Lakes less car dependent.

Aspirations

Kawartha Lakes will...

- Have the reputation of being business friendly, with a streamlined, transparent development process in place and a customer service culture that treats investors as important clients.
- Support a diversified economy with businesses that provide good paying jobs that support residents.
- Continue to build on partnerships and collaboration to support business success.
- Have vibrant urban centres each with their unique character.
- Have a strong brand identity that distinctly brings to mind the image of Kawartha Lakes.
- Have protected its heritage by preserving buildings, telling the story of Kawartha Lakes and celebrating its history.

- Investment-ready community by addressing land development and infrastructure servicing, supporting the development of industrial and commercial businesses.
- Aim to become an authentic destination of choice by repatriation of youth who left for school or opportunities, and, attracting newcomers, families, and youth interested in living and working in a rural community, which in turn supports the local workforce.

Results

The Economic Development Division, through the Strategy Refresh, will focus on fostering full community investment in Kawartha Lakes. Looking at investment through a more comprehensive lens means that investment is defined as not only people investing money into the community but is also about people becoming invested in their community through sharing their time, passions, expertise and desire to make Kawartha Lakes a vibrant place to live, work and grow.



Appendix 4: Situational and Community Analyses

The Kawartha Lakes Community Analysis and Situational Analysis were completed as part of the Strategy Refresh. These reports provide a significant amount of data regarding socio-demographics, quality of life, location and community assets, labour force profiles, industry and occupation breakdowns, and a regional economic snapshot. Data presented within these reports do not prescribe a certain solution; instead, they present a statistical perspective within the local context. The data presented does not tell the entire story of the municipality – local context and realities matter – but do provide a comprehensive look at the statistical makeup of Kawartha Lakes.

Jump In

Located just 90 minutes northeast of Toronto, Kawartha Lakes has a variety of beautiful communities, each with their own unique charm. You can enjoy a day on our trails, an evening at the theatre and the best locally grown food you've ever tasted. If that weren't enough, our 250 lakes and rivers offer endless opportunities for exploration. Kawartha Lakes is the perfect destination for experiencing nature, culture, arts and recreation.

Schools and Libraries

The City of Kawartha Lakes is serviced by the Trillium Lakelands District School Board (TLDSB) and the Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCSB). Local post-secondary education through Fleming College at Lindsay's Frost Campus also provides access to the Centre for Advancement of Water and Wastewater Technologies (CAWT) and the Centre for Innovative Aquaculture Production (CIAP).

Recreation

Kawartha Lakes is home to:

- Over 20 Community Centres and Halls.
- Four splash pads and seven arenas. The Lindsay Recreation Complex pools and the Forbairt Memorial Pool in Bobcaygeong offer a variety of aquatic programs to suit all ages and interests.
- Over 600 km of trails spread across Kawartha Lakes.
- Over 250 lakes and rivers, connected by the Trans Canada Trail.
- Four Provincial Parks (Balsam Lake, Emily, Queen's Point) and several local parks.
- Five expansive conservation and natural areas including Reid, Durham East Cross Forest, Fleetwood Cross and Pigeon River Headwaters.

For a broader listing of recreational activities available, please visit the [Kawartha Lakes website](#).

Trillium Lakelands District School Board

Elementary Schools: Queen Victoria Public School

Emergency Services

Kawartha Lakes is serviced by:

- Kawartha Lakes Police Services
- Ontario Provincial Police - Lindsay and Ops Townships

Kawartha Lakes is serviced by 22 Fire Stations throughout the region.

The Haliburton, Kawartha, Peterborough and Lindsay Health Unit provides a variety of health care services. The Ross Memorial Hospital in Lindsay is a full-service hospital. Kawartha Lakes is also home to a fleet of 14 ambulances. Reporting station locations are available on the [Kawartha Lakes website](#).

Business Resources

- The **Kawartha Lakes Ecosystem Network (KLEN)** is a vast network of organizations who collaborate and share information to nurture economic development, lead change, foster innovation, and promote growth.
- The **Kawartha Lakes Small Business Centre** offers entrepreneurs and business owners guidance, information and tools required to start and grow small businesses.

Community Analysis

City of Kawartha Lakes

Business Count Information

The **Kawartha Lakes Business Count** is a collaborative project to support local economic development. The survey provides a snapshot of the Kawartha Lakes business community and employment properties. The findings help understand and strengthen the local economy, as well as inform policies and programs. The project provides a unique level of detail to:

- Provide improved regional employment and workforce data.
- Assist in making informed decisions related to job and economic growth.
- Enhance communication channels between businesses and the municipality.

Spotlight on Agriculture

Agriculture is of critical importance to Kawartha Lakes; every dollar worth of agricultural products sold adds \$2.20 to the local economy. Kawartha Lakes cultivates a surplus of 20% of its crop products and 43% of its animal products, beyond local needs, allowing for significant export opportunities to support the local economy. Kawartha Lakes is home to world-class production facilities (DLF Canada Inc), commodity farms, food processors (Kawartha Dairy & Meriposa Dairy) and businesses along the agri-food system supply chain. Kawartha Lakes' agricultural sector in 2021 was responsible for:

- Total Farm Cash Receipts of \$170 million.
- 65,000 acres of pastureland.
- 1,265 farms.
- Over 275,000 acres of farmland.
- 162,000 acres of land in crop.
- Gross Domestic Production

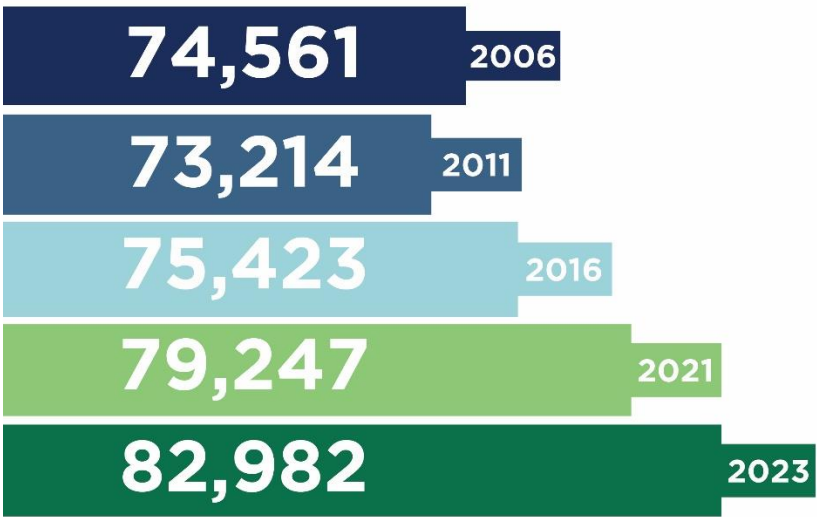
Community Analysis

City of Kawartha Lakes

Community Analysis

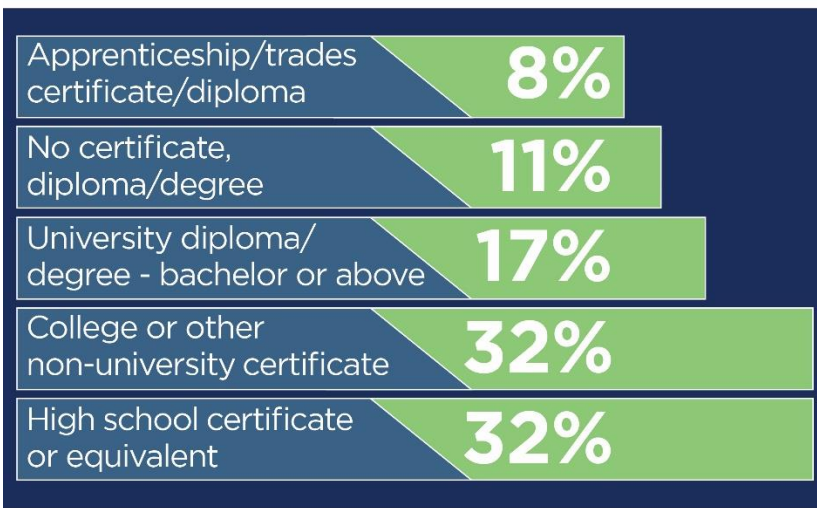
City of Kawartha Lakes

City of Kawartha Lakes Demographic Snapshot



Population Profile

MEDIAN	AVERAGE
Region Age 49	Region Age 46
Ontario Age 41	Ontario Age 42



Highest Education

Population ages 25-64.

32% Secondary	57% Post-secondary
-------------------------	------------------------------

Household & Earnings



19% of Kawartha Lakes' population spends 30% or more of total household income on shelter costs.

Ontario 28%



Average Dwelling Value **\$740,762**
Median Dwelling Value **\$682,839**



Total number of households
34,034

All data sourced from Manifold SuperDemographics 2023, unless otherwise specified.

City of Kawartha Lakes Demographic Snapshot

Labour Force & Local Economy

Median Employment Income	Average Employment Income
\$41,373	\$52,520

ONTARIO MEDIAN	ONTARIO AVERAGE
\$43,942	\$60,007



Top 5 Sectors by Industry**



Real Estate and
Rental & Leasing



Public
Administration



Finance and
Insurance



Utilities



Construction

Top 5 Sectors by Occupation**

** by labour force employment for people living in Kawartha Lakes.



Trades,
Transport
& Equipment
Operators



Sales & Service



Business, Finance
& Administration



Education,
Law & Social,
Community &
Government Services



Health
Occupations



Economic Development

180 Kent Street West, Lindsay ON, K9V 2Y6

Telephone: 705-324-9411 extension 1232

Toll Free: 1-866-397-6673





Municipal Heritage Committee Report

Report Number:	KLMHC2024-056
Meeting Date:	November 7, 2024
Title:	2024 Provincial Planning Statement
Description:	Overview of the new 2024 Provincial Planning Statement
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-056, **2024 Provincial Planning Statement**, be received;
and

That the presentation from staff be received for information.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

On August 20, 2024, the province issued the final version of the new Provincial Planning Statement (PPS) which took effect on October 20, 2024. This new PPS replaces both the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019) and integrates them into a single document with some significant changes to policy direction. In general, the policy changes through the new PPS are intended to encourage residential development and build complete communities. All planning decisions made by planning authorities, including decisions by Council and its Committees, must be consistent with the PPS. This includes decisions and recommendations made by the Municipal Heritage Committee, particularly with regard to the designation of properties and heritage conservation districts, heritage permitting, and commenting on Planning Act applications. The new PPS is attached as Appendix A.

Draft versions of the PPS were released to the public on April 14 2023 and April 14, 2024. The final version is substantially different from the 2023 drafts and has changes from the 2024 draft. The Municipal Heritage Committee provided comments to the province as part of the municipal submission related to cultural heritage policies.

Planning staff presented a report to Committee of the Whole at its meeting on October 8 which includes a summary of the major policy changes contained in the new document. The report PLAN2024-056 is attached to this report as Appendix B and their topic-by-topic summary of the major changes between the 2020 PPS/2019 Growth Plan and the 2024 PPS is attached as Appendix C.

The vision statement of the new PPS notes that "Cultural heritage and archaeology in Ontario will provide people with a sense of place." The PPS includes a section containing specific policies related to the preservation of cultural heritage resources, as well as definitions supporting these policies. These policies are broadly similar to the policies contained in the old PPS, but have some notable differences that the Committee should be aware of. This report provides an overview of the changes to the PPS related to cultural heritage policies. These changes were not addressed through Report PLAN2024-056 as they are minor in nature and do not change in any substantive way the City's approach to heritage preservation.

Staff will also provide a brief overview presentation of the policy changes at the Committee's meeting.

Rationale:

Section 2.6 of the 2020 PPS contained policies related to the preservation of cultural heritage resources, including archaeology, in the land use planning context. This section has remained in effect in the 2024 PPS and has been renumbered to Section 4.6. The structure of this section has remained the same, although the policy directions have been modified. A redline version of the new Section 4.6. is attached as Appendix D and a summary of the major changes can be found below.

Protected Heritage Properties

Municipalities are now direct to conserve protected heritage properties as opposed to significant heritage properties during the land use planning process. This aligns with changes the Ontario Heritage Act where a property must have some form of heritage protection (listing or designation under Part IV or V of the Act) for cultural heritage value to be considered as part of a Planning Act application.

Strategies for Heritage Property Conservation

Municipalities are now encouraged to develop strategies for conserving significant cultural heritage resources. This aligns with the new emphasis on identifying and conserving heritage properties prior to the receipt of development application and as a separate process from the development process.

Evaluation of Adjacent Development

Policies regarding the impact of adjacent development on a heritage property have been maintained but their wording has become less clear. There is now no requirement that a development must be evaluated and must only ensure that the heritage attributes of an adjacent property are conserved. It is not entirely clear how this will impact municipal requirements for studies, including HIAs. It is likely that municipalities will continue to require HIAs as prior to the new PPS until there is a challenge made to and a decision from the OLT. This will be the approach at the City.

Indigenous Engagement

Municipalities now must ensure early engagement with Indigenous communities on archaeological resources, built heritage resources and cultural heritage landscape. The emphasis on early engagement is new and reinforces the need to involve Indigenous

communities early in the development process, particularly around cultural heritage resources.

Next Steps

The policy landscape for heritage conservation has shifted slightly but not drastically with the new PPS. The Committee will need to be aware of the new policy requirements around conserving protected as opposed to significant heritage properties under the PPS when reviewing and commenting on Planning Act applications.

The City may also consider the development of a more robust strategy for conserving heritage properties. At present, the City has the following strategies that specifically discuss the conservation of cultural heritage resources in the City:

- Heritage Inventory Framework
- Heritage Conservation District Strategy
- Cultural Heritage Landscape Strategy
- Archaeological Management Plan (in process)

Staff are currently looking at the possibility for bringing these strategic documents together into a high-level built heritage strategy that will respond to the direction to develop strategies for conservation.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

Outreach Subcommittee
Economic Development Officer – Curatorial Services

Attachments:

Appendix A – 2024 Provincial Planning Statement



Adobe Acrobat
Document

Appendix B – Report PLAN2024-056



Adobe Acrobat
Document

Appendix C – Summary of Major Policy Changes



Adobe Acrobat
Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

PROVINCIAL PLANNING STATEMENT, 2024

Under the *Planning Act*

PROVINCIAL PLANNING STATEMENT, 2024

Approved by the Lieutenant Governor in Council, Order in Council No. 1099/2024

The Provincial Planning Statement was issued under section 3 of the *Planning Act* and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020.

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Chapter 1: Introduction

Vision

Ontario is a vast, fast-growing province that is home to many urban, rural and northern communities distinguished by different populations, economic activity, pace of growth, and physical and natural conditions. More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031.

Ontario will increase the supply and mix of *housing options*, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of *housing options* will support a diverse and growing population and workforce, now and for many years to come.

A prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario's economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province.

Ontario's land use planning framework, and the decisions that are made, shape how our communities grow and prosper. Prioritizing compact and *transit-supportive* design, where locally appropriate, and optimizing investments in *infrastructure* and *public service facilities* will support convenient access to housing, quality employment, services and recreation for all Ontarians. Cultural heritage and archaeology in Ontario will provide people with a sense of place. And while many Ontarians still face a complex range of challenges, municipalities will work with the Province to support the long term prosperity and well-being of residents through the design of communities responsive to the needs of all Ontarians.

Ontario's vibrant agricultural sector and sensitive areas will continue to form part of the province's economic prosperity and overall identity. Growth and development will be prioritized within urban and rural settlements that will, in turn, support and protect the long-term viability of *rural areas*, local food production, and the *agri-food network*. In addition, resources, including natural areas, water, aggregates and agricultural lands will be protected. Potential risks to public health or safety or of property damage from natural hazards and human-made hazards, including the risks associated with the impacts of climate change will be mitigated.

Ontario will continue to recognize the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. Meaningful early engagement and constructive, cooperative relationship-building between planning authorities and Indigenous communities will facilitate knowledge-sharing and inform decision-making in land use planning.

Above all, Ontario will continue to be a great place to live, work and visit where all Ontarians enjoy a high standard of living and an exceptional quality of life.

Role of the Provincial Planning Statement

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Municipal official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning. Official plans should coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial outcomes.

Zoning and development permit by-laws are also important for the implementation of the Provincial Planning Statement. Zoning and development permit by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of *housing options* for all Ontarians.

Land use planning is only one of the tools for implementing provincial interests. A wide range of legislation, regulations, policies and programs may apply to decisions with respect to *Planning Act* applications, affect planning matters, and assist in implementing these interests.

The Province's rich cultural diversity is one of its distinctive and defining features. Indigenous communities have a unique relationship with the land and its resources, which continues to shape the history and economy of the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their section 35 Aboriginal or treaty rights.

Legislative Authority

The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the *Planning Act* and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government shall be consistent with the Provincial Planning Statement.

How to Read the Provincial Planning Statement

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic, health and social factors in land use planning. The Provincial Planning Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The Provincial Planning Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

There is no implied priority in the order in which the policies appear. While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Planning Statement as a whole.

Consider Specific Policy Language

When applying the Provincial Planning Statement it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Provincial Planning Statement, and how it relates to other policies.

Some policies set out positive directives, such as “settlement areas shall be the focus of growth and development.” Other policies set out limitations and prohibitions, such as “development and site alteration shall not be permitted.” Other policies use enabling or supportive language, such as “should,” “promote,” and “encourage.”

The choice of language is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

Geographic Scale of Policies

The Provincial Planning Statement recognizes the diversity of Ontario and that local context is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

While the Provincial Planning Statement is to be read as a whole, not all policies will be applicable to every site, feature or area. The Provincial Planning Statement applies at a range of geographic scales.

Some of the policies refer to specific areas or features and can only be applied where these features or areas exist. Other policies refer to planning objectives that need to be considered in the context of the municipality or planning area as a whole, and are not necessarily applicable to a specific site or development proposal.

Within the Great Lakes –St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes – St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario and Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.

Policies Represent Minimum Standards

The policies of the Provincial Planning Statement represent minimum standards.

Within the framework of the provincial policy-led planning system, planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Planning Statement.

Defined Terms and Meanings

Except for references to legislation which are italicized, other italicized terms in the Provincial Planning Statement are defined in the Definitions chapter. For non-italicized terms, the normal meaning of the word applies. Terms may be italicized only in specific policies; for these terms, the defined meaning applies where they are italicized and the normal meaning applies where they are not italicized. Defined terms in the Definitions chapter are intended to capture both singular and plural forms of these terms in the policies.

Provincial Guidance

Provincial guidance, including guidance material, guidelines and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Provincial Planning Statement. Information, technical criteria and approaches outlined in provincial guidance are meant to support implementation but not add to or detract from the policies of this Provincial Planning Statement.

Relationship with Provincial Plans

The Provincial Planning Statement provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario, and applies province-wide, except where this Provincial Planning Statement or another provincial plan provides otherwise.

Provincial plans, such as the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, build upon the policy foundation provided by the Provincial Planning Statement. They provide additional land use planning policies to address issues facing specific geographic areas in Ontario.

Provincial plans are to be read in conjunction with the Provincial Planning Statement. They take precedence over the policies of the Provincial Planning Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

Where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the Provincial Planning Statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the Provincial Planning Statement. In contrast, where matters addressed in the Provincial Planning Statement do not overlap with policies in provincial plans, the policies in the Provincial Planning Statement must be independently satisfied.

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Planning Statement. Where provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.
2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.
3. At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for *infrastructure, public service facilities, strategic growth areas* and *employment areas* may extend beyond this time horizon.

Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.

4. To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:
 - a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are *designated and available* for residential development; and
 - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.
5. Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.

6. Planning authorities should support the achievement of *complete communities* by:
- a) accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal* access, employment, *public service facilities* and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
 - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
 - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of the *regional market area* by:
- a) establishing and implementing minimum targets for the provision of housing that is *affordable* to *low and moderate income households*, and coordinating land use planning and planning for housing with Service Managers to address the full range of *housing options* including *affordable* housing needs;
 - b) permitting and facilitating:
 1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 2. all types of residential *intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new *housing options* within previously developed areas, and *redevelopment*, which results in a net increase in residential units in accordance with policy 2.3.1.3;
 - c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*; and
 - d) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

1. *Settlement areas* shall be the focus of growth and development. Within *settlement areas*, growth should be focused in, where applicable, *strategic growth areas*, including *major transit station areas*.
2. Land use patterns within *settlement areas* should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned *infrastructure* and *public service facilities*;
 - c) support *active transportation*;
 - d) are *transit-supportive*, as appropriate; and
 - e) are *freight-supportive*.
3. Planning authorities shall support general *intensification* and *redevelopment* to support the achievement of *complete communities*, including by planning for a range and mix of *housing options* and prioritizing planning and investment in the necessary *infrastructure* and *public service facilities*.
4. Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions.
5. Planning authorities are encouraged to establish density targets for *designated growth areas*, based on local conditions. *Large and fast-growing municipalities* are encouraged to plan for a target of 50 residents and jobs per gross hectare in *designated growth areas*.
6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within *designated growth areas* is orderly and aligns with the timely provision of the *infrastructure* and *public service facilities*.

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

1. In identifying a new *settlement area* or allowing a *settlement area* boundary expansion, planning authorities shall consider the following:
 - a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
 - b) if there is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;
 - c) whether the applicable lands comprise *specialty crop areas*;
 - d) the evaluation of alternative locations which avoid *prime agricultural areas* and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
 - e) whether the new or expanded *settlement area* complies with the *minimum distance separation formulae*;
 - f) whether impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance; and
 - g) the new or expanded *settlement area* provides for the phased progression of urban development.
2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new *settlement area* only where it has been demonstrated that the *infrastructure* and *public service facilities* to support development are planned or available.

2.4 Strategic Growth Areas

2.4.1 General Policies for Strategic Growth Areas

1. Planning authorities are encouraged to identify and focus growth and development in *strategic growth areas*.
2. To support the achievement of *complete communities*, a range and mix of *housing options*, *intensification* and more mixed-use development, *strategic growth areas* should be planned:
 - a) to accommodate significant population and employment growth;
 - b) as focal areas for education, commercial, recreational, and cultural uses;
 - c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
 - d) to support *affordable*, accessible, and equitable housing.

3. Planning authorities should:

- a) prioritize planning and investment for *infrastructure* and *public service facilities* in *strategic growth areas*;
- b) identify the appropriate type and scale of development in *strategic growth areas* and the transition of built form to adjacent areas;
- c) permit *development* and *intensification* in *strategic growth areas* to support the achievement of *complete communities* and a *compact built form*;
- d) consider a student housing strategy when planning for *strategic growth areas*; and
- e) support *redevelopment* of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential.

2.4.2 Major Transit Station Areas

1. Planning authorities shall delineate the boundaries of *major transit station areas* on *higher order transit* corridors through a new official plan or official plan amendment adopted under section 26 of the *Planning Act*. The delineation shall define an area within an approximately 500 to 800-metre radius of a transit station and that maximizes the number of potential transit users that are within walking distance of the station.
2. Within *major transit station areas* on *higher order transit* corridors, planning authorities shall plan for a minimum density target of:
 - a) 200 residents and jobs combined per hectare for those that are served by subways;
 - b) 160 residents and jobs combined per hectare for those that are served by light rail or bus rapid transit; or
 - c) 150 residents and jobs combined per hectare for those that are served by commuter or regional rail.
3. Planning authorities are encouraged to promote *development* and *intensification* within *major transit station areas*, where appropriate, by:
 - a) planning for land uses and built form that supports the achievement of minimum density targets; and
 - b) supporting the *redevelopment* of surface parking lots within *major transit station areas*, including commuter parking lots, to be *transit-supportive* and promote *complete communities*.
4. For any particular *major transit station area*, planning authorities may request the Minister to approve an official plan or official plan amendment with a target that is lower than the applicable target established in policy 2.4.2.2, where it has been demonstrated that this target cannot be achieved because:
 - a) *development* is prohibited by provincial policy or severely restricted on a significant portion of the lands within the delineated area; or
 - b) there are a limited number of residents and jobs associated with the built form, but a *major trip generator* or feeder service will sustain high ridership at the station or stop.

5. Planning authorities may plan for *major transit station areas* that are not on *higher order transit corridors* by delineating boundaries and establishing minimum density targets.
6. All *major transit station areas* should be planned and designed to be *transit-supportive* and to achieve *multimodal* access to stations and connections to nearby *major trip generators* by providing, where feasible:
 - a) connections to local and regional transit services to support *transit service integration*;
 - b) *infrastructure* that accommodates a range of mobility needs and supports *active transportation*, including sidewalks, bicycle lanes, and secure bicycle parking; and
 - c) commuter pick-up/drop-off areas.

2.4.3 Frequent Transit Corridors

1. Planning authorities shall plan for *intensification* on lands that are adjacent to existing and planned *frequent transit corridors*, where appropriate.

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable *rural areas* should be supported by:
 - a) building upon rural character, and leveraging rural amenities and assets;
 - b) promoting regeneration, including the *redevelopment of brownfield sites*;
 - c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
 - d) using rural *infrastructure* and *public service facilities* efficiently;
 - e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
 - f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
 - g) conserving biodiversity and considering the ecological benefits provided by nature; and
 - h) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 4.3.
2. In *rural areas*, rural *settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.
3. When directing development in rural *settlement areas* in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to *rural lands* in accordance with policy 2.6, including where a municipality does not have a *settlement area*.

2.6 Rural Lands in Municipalities

1. On *rural lands* located in municipalities, permitted uses are:
 - a) the management or use of resources;
 - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
 - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate *sewage and water services*;
 - d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*, in accordance with provincial standards;
 - e) home occupations and home industries;
 - f) cemeteries; and
 - g) other rural land uses.
2. Development that can be sustained by rural service levels should be promoted.
3. Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the uneconomical expansion of this *infrastructure*.
4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

2.7 Territory Without Municipal Organization

1. On *rural lands* located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings not intended as permanent residences).
2. Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.
3. The establishment of new permanent townsites shall not be permitted.

4. In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings not intended as permanent residences) shall be permitted. Other uses may only be permitted if:
 - a) the area forms part of a planning area;
 - b) the necessary *infrastructure* and *public service facilities* are planned or available to support the development and are financially viable over their life cycle; and
 - c) it has been determined that the impacts of development will not place an undue strain on the *public service facilities* and *infrastructure* provided by adjacent municipalities, regions and/or the Province.

2.8 Employment

2.8.1 Supporting a Modern Economy

1. Planning authorities shall promote economic development and competitiveness by:
 - a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
 - d) encouraging *intensification* of employment uses and compatible, compact, mixed-use development to support the achievement of *complete communities*; and
 - e) addressing land use compatibility adjacent to *employment areas* by providing an appropriate transition to *sensitive land uses*.
2. Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to *sensitive land uses* without *adverse effects* are encouraged in *strategic growth areas* and other mixed-use areas where *frequent transit service* is available, outside of *employment areas*.
3. In addition to policy 3.5, on lands within 300 metres of *employment areas*, *development* shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned *employment areas*, in accordance with provincial guidelines.
4. Major office and major institutional development should be directed to *major transit station areas* or other *strategic growth areas* where *frequent transit service* is available.

2.8.2 Employment Areas

1. Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses, and ensure that the necessary *infrastructure* is provided to support current and projected needs.
2. Planning authorities shall protect *employment areas* that are located in proximity to *major goods movement facilities and corridors*, including facilities and corridors identified in provincial transportation plans, for the *employment area* uses that require those locations.
3. Planning authorities shall designate, protect and plan for all *employment areas* in *settlement areas* by:
 - a) planning for *employment area* uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
 - b) prohibiting residential uses, commercial uses, *public service facilities* and other institutional uses;
 - c) prohibiting retail and office uses that are not associated with the primary employment use;
 - d) prohibiting other *sensitive land uses* that are not ancillary to uses permitted in the *employment area*; and
 - e) including an appropriate transition to adjacent non-*employment areas* to ensure land use compatibility and economic viability.
4. Planning authorities shall assess and update *employment areas* identified in official plans to ensure that this designation is appropriate to the planned function of *employment areas*. In planning for *employment areas*, planning authorities shall maintain land use compatibility between *sensitive land uses* and *employment areas* in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.

5. Planning authorities may remove lands from *employment areas* only where it has been demonstrated that:
 - a) there is an identified need for the removal and the land is not required for *employment area* uses over the long term;
 - b) the proposed uses would not negatively impact the overall viability of the *employment area* by:
 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *employment area* uses in accordance with policy 3.5;
 2. maintaining access to *major goods movement facilities and corridors*;
 - c) existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses; and
 - d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.

2.9 Energy Conservation, Air Quality and Climate Change

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the *impacts of a changing climate* through approaches that:
 - a) support the achievement of compact, *transit-supportive*, and *complete communities*;
 - b) incorporate climate change considerations in planning for and the development of *infrastructure*, including stormwater management systems, and *public service facilities*;
 - c) support energy conservation and efficiency;
 - d) promote *green infrastructure*, *low impact development*, and *active transportation*, protect the environment and improve air quality; and
 - e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the *impacts of a changing climate*.

Chapter 3: Infrastructure and Facilities

3.1 General Policies for Infrastructure and Public Service Facilities

1. *Infrastructure and public service facilities* shall be provided in an efficient manner while accommodating projected needs.

Planning for *infrastructure and public service facilities* shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;
 - b) leverage the capacity of development proponents, where appropriate; and
 - c) are available to meet current and projected needs.
2. Before consideration is given to developing new *infrastructure and public service facilities*:
 - a) the use of existing *infrastructure and public service facilities* should be optimized; and
 - b) opportunities for adaptive re-use should be considered, wherever feasible.
 3. *Infrastructure and public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.
 4. *Public service facilities* should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.
 5. Planning authorities, in collaboration with school boards, should consider and encourage innovative approaches in the design of schools and associated child care facilities, such as schools integrated in high-rise developments, in *strategic growth areas*, and other areas with a *compact built form*.

3.2 Transportation Systems

1. *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.
2. Efficient use should be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.

3. As part of a *multimodal transportation system*, connectivity within and among *transportation systems* and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.

3.3 Transportation and Infrastructure Corridors

1. Planning authorities shall plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs.
2. *Major goods movement facilities and corridors* shall be protected for the long term.
3. Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New *development* proposed on *adjacent lands* to existing or *planned corridors* and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate *negative impacts* on and *adverse effects* from the corridor and transportation facilities.

4. The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.
5. The co-location of linear *infrastructure* should be promoted, where appropriate.

3.4 Airports, Rail and Marine Facilities

1. Planning for land uses in the vicinity of *airports*, *rail facilities* and *marine facilities* shall be undertaken so that:
 - a) their long-term operation and economic role is protected; and
 - b) *airports*, *rail facilities* and *marine facilities*, and *sensitive land uses* are appropriately designed, buffered and/or separated from each other, in accordance with policy 3.5.
2. *Airports* shall be protected from incompatible land uses and development by:
 - a) prohibiting new residential *development* and other *sensitive land uses* in areas near *airports* above 30 NEF/NEP;
 - b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the *airport*; and
 - c) prohibiting land uses which may cause a potential aviation safety hazard.

3.5 Land Use Compatibility

1. *Major facilities* and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.
2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* is only permitted if potential *adverse affects* to the proposed *sensitive land use* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

3.6 Sewage, Water and Stormwater

1. Planning for *sewage and water services* shall:
 - a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing *municipal sewage services* and *municipal water services* and existing *private communal sewage services* and *private communal water services*;
 - b) ensure that these services are provided in a manner that:
 1. can be sustained by the water resources upon which such services rely;
 2. is feasible and financially viable over their life cycle;
 3. protects human health and safety, and the natural environment, including the *quality and quantity of water*; and
 4. aligns with comprehensive municipal planning for these services, where applicable.
 - c) promote water and energy conservation and efficiency;
 - d) integrate servicing and land use considerations at all stages of the planning process;
 - e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of *municipal water services* and *municipal sewage services* to support efficient use of these services to meet current and projected needs for increased housing supply; and
 - f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.
2. *Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. For clarity, *municipal sewage services* and *municipal water services* include both centralized servicing systems and decentralized servicing systems.

3. Where *municipal sewage services* and *municipal water services* are not available, planned or feasible, *private communal sewage services* and *private communal water services* are the preferred form of servicing for multi-unit/lot *development* to support protection of the environment and minimize potential risks to human health and safety.
4. Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not available, planned or feasible, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of *individual on-site sewage services* and *individual on-site water services* on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.

5. *Partial services* shall only be permitted in the following circumstances:
 - a) where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing development;
 - b) within *settlement areas*, to allow for infilling and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*; or
 - c) within rural *settlement areas* where new development will be serviced by *individual on-site water services* in combination with *municipal sewage services* or *private communal sewage services*.
6. In rural areas, where *partial services* have been provided to address failed services in accordance with policy 3.6.5.a), infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing *partial service* and provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.
7. Planning authorities may allow lot creation where there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity*.

8. Planning for stormwater management shall:
- a) be integrated with planning for *sewage and water services* and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
 - b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
 - c) minimize erosion and changes in water balance including through the use of *green infrastructure*;
 - d) mitigate risks to human health, safety, property and the environment;
 - e) maximize the extent and function of vegetative and pervious surfaces;
 - f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and *low impact development*; and
 - g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a *watershed* scale.

3.7 Waste Management

1. *Waste management systems* need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management.

3.8 Energy Supply

1. Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, *energy storage systems*, district energy, *renewable energy systems*, and *alternative energy systems*, to accommodate current and projected needs.

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

1. Healthy, active, and inclusive communities should be promoted by:
 - a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
 - b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
 - c) providing opportunities for public access to shorelines; and
 - d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.
2. The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.
3. *Natural heritage systems* shall be identified in Ecoregions 6E & 7E¹, recognizing that *natural heritage systems* will vary in size and form in *settlement areas*, *rural areas*, and *prime agricultural areas*.
4. *Development* and *site alteration* shall not be permitted in:
 - a) *significant wetlands* in Ecoregions 5E, 6E and 7E¹; and
 - b) *significant coastal wetlands*.
5. *Development* and *site alteration* shall not be permitted in:
 - a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
 - b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - d) *significant wildlife habitat*;
 - e) *significant areas of natural and scientific interest*; and
 - f) *coastal wetlands* in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 4.1.4.b),
unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.
6. *Development* and *site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.
7. *Development* and *site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.

¹ Ecoregions 5E, 6E and 7E are shown on Figure 1.

8. *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.
9. Nothing in policy 4.1 is intended to limit the ability of *agricultural uses* to continue.

4.2 Water

1. Planning authorities shall protect, improve or restore the *quality and quantity of water* by:
 - a) using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
 - b) minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
 - c) identifying *water resource systems*;
 - d) maintaining linkages and functions of *water resource systems*;
 - e) implementing necessary restrictions on *development and site alteration* to:
 1. protect all municipal drinking water supplies and *designated vulnerable areas*; and
 2. protect, improve or restore *vulnerable* surface and ground water, and their *hydrologic functions*;
 - f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
 - g) ensuring consideration of environmental lake capacity, where applicable.
2. *Development and site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.
3. Municipalities are encouraged to undertake, and *large and fast-growing municipalities* shall undertake *watershed planning* to inform planning for *sewage and water services* and stormwater management, including *low impact development*, and the protection, improvement or restoration of the *quality and quantity of water*.
4. Despite policy 4.2.3, where planning is conducted by an upper-tier municipality that includes one or more lower-tier *large and fast-growing municipalities*, the upper-tier municipality shall undertake *watershed planning* in partnership with lower-tier municipalities, including lower-tier *large and fast-growing municipalities*.
5. All municipalities undertaking *watershed planning* are encouraged to collaborate with applicable conservation authorities.

4.3 Agriculture

4.3.1 General Policies for Agriculture

1. Planning authorities are required to use an *agricultural system* approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the *agri-food network*.
2. As part of the agricultural land base, *prime agricultural areas*, including *specialty crop areas*, shall be designated and protected for long-term use for agriculture.
3. *Specialty crop areas* shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.

4.3.2 Permitted Uses

1. In *prime agricultural areas*, permitted uses and activities are: *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses* based on provincial guidance.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2. In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.
3. New land uses in *prime agricultural areas*, including the creation of lots and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.
4. A principal dwelling associated with an agricultural operation shall be permitted in *prime agricultural areas* as an *agricultural use*, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).

5. Where a residential dwelling is permitted on a lot in a *prime agricultural area*, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:
 - a) comply with the *minimum distance separation formulae*;
 - b) are compatible with, and would not hinder, surrounding agricultural operations;
 - c) have appropriate *sewage and water services*;
 - d) address any public health and safety concerns;
 - e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
 - f) minimize land taken out of agricultural production.

Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c).

6. For greater certainty, the two additional residential units that are permitted on a lot in a *prime agricultural area* in accordance with policy 4.3.2.5 are in addition to farm worker housing permitted as an *agricultural use*.

4.3.3 Lot Creation and Lot Adjustments

1. Lot creation in *prime agricultural areas* is discouraged and may only be permitted in accordance with provincial guidance for:
 - a) *agricultural uses*, provided that the lots are of a size appropriate for the type of *agricultural use(s)* common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
 - b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
 - c) one new residential lot per farm consolidation for a *residence surplus to an agricultural operation*, provided that:
 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and
 - d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
2. Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.

3. The creation of new residential lots in *prime agricultural areas* shall not be permitted, except in accordance with policy 4.3.3.1.c).

4.3.4 Removal of Land from Prime Agricultural Areas

1. Planning authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with policy 2.3.2.

4.3.5 Non-Agricultural Uses in Prime Agricultural Areas

1. Planning authorities may only permit non-agricultural uses in *prime agricultural areas* for:
 - a) extraction of *minerals, petroleum resources* and *mineral aggregate resources*; or
 - b) limited non-residential uses, provided that all of the following are demonstrated:
 1. the land does not comprise a *specialty crop area*;
 2. the proposed use complies with the *minimum distance separation formulae*;
 3. there is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and
 4. alternative locations have been evaluated, and
 - i. there are no reasonable alternative locations which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.
2. Impacts from any new or expanding non-agricultural uses on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance.

4.3.6 Supporting Local Food and the Agri-food Network

1. Planning authorities are encouraged to support local food, facilitate near-urban and *urban agriculture*, and foster a robust *agri-food network*.

4.4 Minerals and Petroleum

4.4.1 General Policies for Minerals and Petroleum

1. *Minerals* and *petroleum resources* shall be protected for long-term use.

4.4.2 Protection of Long-Term Resource Supply

1. *Mineral mining operations* and *petroleum resource operations* shall be identified and protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

2. Known *mineral deposits*, known *petroleum resources* and *significant areas of mineral potential* shall be identified, and *development* and activities in these resources or on *adjacent lands* which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a) resource use would not be feasible; or
 - b) the proposed land use or development serves a greater long-term public interest; and
 - c) issues of public health, public safety and environmental impact are addressed.

4.4.3 Rehabilitation

1. Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.

4.4.4 Extraction in Prime Agricultural Areas

1. Extraction of *minerals* and *petroleum resources* is permitted in *prime agricultural areas* provided that the site will be rehabilitated.

4.5 Mineral Aggregate Resources

4.5.1 General Policies for Mineral Aggregate Resources

1. *Mineral aggregate resources* shall be protected for long-term use and, where provincial information is available, *deposits of mineral aggregate resources* shall be identified.

4.5.2 Protection of Long-Term Resource Supply

1. As much of the *mineral aggregate resources* as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

2. Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.
3. *Mineral aggregate resource conservation* shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

4. *Mineral aggregate operations* shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the *Planning Act*. Where the *Aggregate Resources Act* applies, only processes under the *Aggregate Resources Act* shall address the depth of extraction of new or existing *mineral aggregate operations*. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.
5. In known *deposits of mineral aggregate resources* and on *adjacent lands*, *development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a) resource use would not be feasible; or
 - b) the proposed land use or development serves a greater long-term public interest; and
 - c) issues of public health, public safety and environmental impact are addressed.

4.5.3 Rehabilitation

1. Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.
2. *Comprehensive rehabilitation* planning is encouraged where there is a concentration of mineral aggregate operations.
3. In parts of the Province not designated under the *Aggregate Resources Act*, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.

4.5.4 Extraction in Prime Agricultural Areas

1. In *prime agricultural areas*, on *prime agricultural land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that:
 - a) impacts to the *prime agricultural areas* are addressed, in accordance with policy 4.3.5.2; and
 - b) the site will be rehabilitated back to an *agricultural condition*.
2. Despite policy 4.5.4.1.b), complete rehabilitation to an *agricultural condition* is not required if:
 - a) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and
 - b) agricultural rehabilitation in remaining areas is maximized.

4.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants

1. *Wayside pits and quarries, portable asphalt plants and portable concrete plants* used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

4.6 Cultural Heritage and Archaeology

1. *Protected heritage property*, which may contain *built heritage resources* or *cultural heritage landscapes*, shall be *conserved*.
2. Planning authorities shall not permit *development* and *site alteration* on lands containing *archaeological resources* or *areas of archaeological potential* unless the *significant archaeological resources* have been *conserved*.
3. Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* unless the *heritage attributes* of the *protected heritage property* will be *conserved*.
4. Planning authorities are encouraged to develop and implement:
 - a) archaeological management plans for conserving *archaeological resources*; and
 - b) proactive strategies for conserving *significant built heritage resources* and *cultural heritage landscapes*.
5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing *archaeological resources, built heritage resources* and *cultural heritage landscapes*.

Chapter 5: Protecting Public Health and Safety

5.1 General Policies for Natural and Human-Made Hazards

1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

5.2 Natural Hazards

1. Planning authorities shall, in collaboration with conservation authorities where they exist, identify *hazardous lands* and *hazardous sites* and manage development in these areas, in accordance with provincial guidance.
2. Development shall generally be directed to areas outside of:
 - a) *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards, erosion hazards* and/or *dynamic beach hazards*;
 - b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
 - c) *hazardous sites*.
3. *Development* and *site alteration* shall not be permitted within:
 - a) the *dynamic beach hazard*;
 - b) *defined portions of the flooding hazard along connecting channels* (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
 - c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
 - d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.
4. Planning authorities shall prepare for the *impacts of a changing climate* that may increase the risk associated with natural hazards.

5. Despite policy 5.2.3, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river, stream and small inland lake systems*:
 - a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or
 - b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
6. *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:
 - a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
 - b) an *essential emergency service* such as that provided by fire, police, and ambulance stations and electrical substations; or
 - c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
7. Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources and Forestry.
8. Further to policy 5.2.7, and except as prohibited in policies 5.2.3 and 5.2.6, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:
 - a) *development and site alteration* is carried out in accordance with *floodproofing standards, protection works standards, and access standards*;
 - b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
 - c) new hazards are not created and existing hazards are not aggravated; and
 - d) no adverse environmental impacts will result.
9. *Development* shall generally be directed to areas outside of lands that are unsafe for development due to the presence of *hazardous forest types for wildland fire*.

Development may however be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

5.3 Human-Made Hazards

1. Development on, abutting or adjacent to lands affected by *mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
2. Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effects*.

Chapter 6: Implementation and Interpretation

6.1 General Policies for Implementation and Interpretation

1. The Provincial Planning Statement shall be read in its entirety and all relevant policies are to be applied to each situation.
2. The Provincial Planning Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.
3. The Provincial Planning Statement shall be implemented in a manner that is consistent with *Ontario Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.
4. When implementing the Provincial Planning Statement, the Minister of Municipal Affairs and Housing may make decisions that take into account other considerations to balance government priorities.
5. Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with the Provincial Planning Statement. The policies of the Provincial Planning Statement continue to apply after adoption and approval of an official plan.

6. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and the Provincial Planning Statement by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.
7. Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.
8. In addition to land use approvals under the *Planning Act*, *infrastructure* may also have requirements under other legislation and regulations. For example, an environmental assessment process may be required for new *infrastructure* and modifications to existing *infrastructure* under applicable legislation.

Wherever possible and practical, approvals under the *Planning Act* and other legislation or regulations should be integrated provided the intent and requirements of both processes are met.

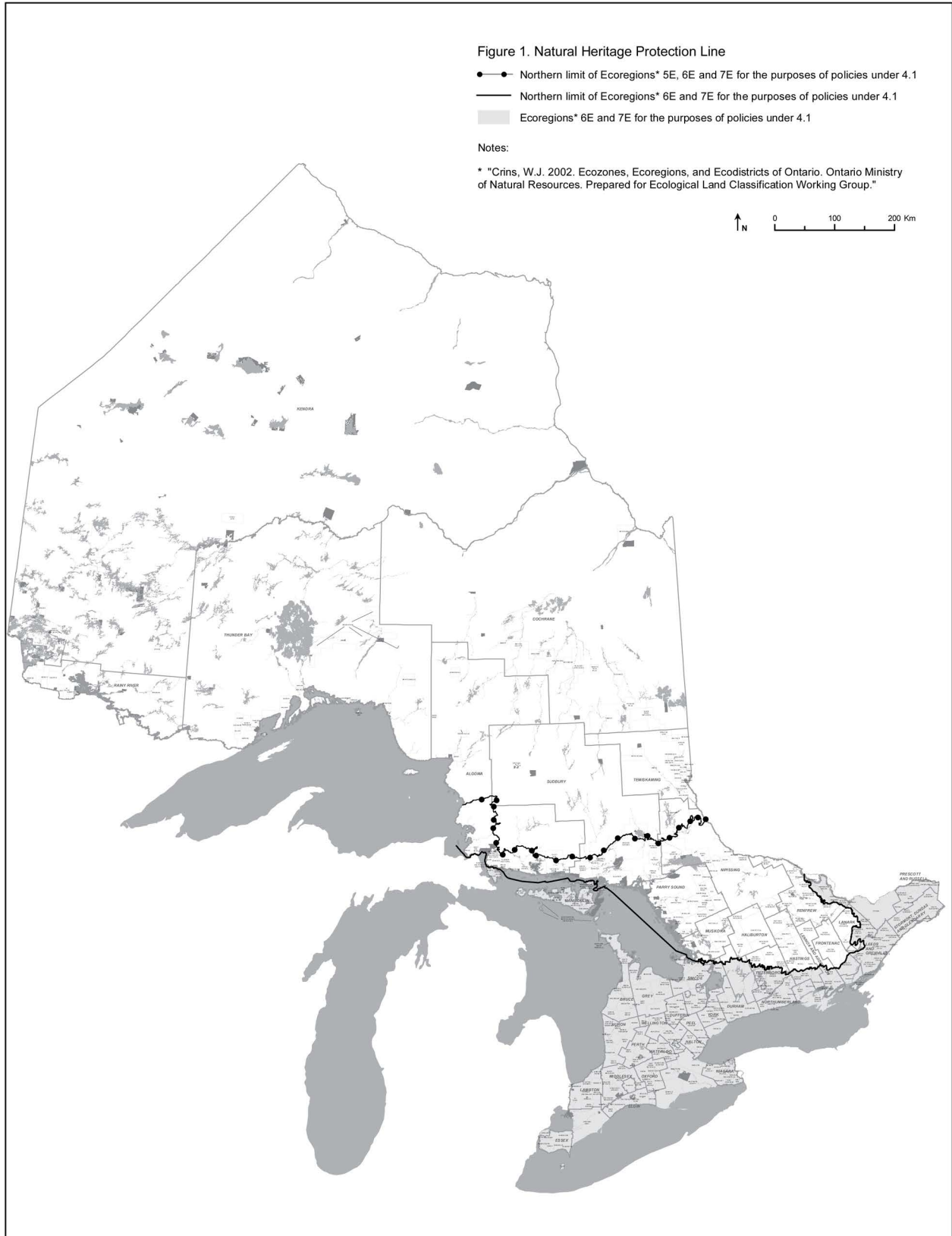
9. To assess progress on implementation of the Provincial Planning Statement, the Province may:
 - a) identify key indicators to measure the outcomes, relevance and efficiency of the policies in the Provincial Planning Statement in consultation with municipalities, Indigenous communities, other public bodies and stakeholders;
 - b) monitor and assess the implementation of the Provincial Planning Statement through the collection and analysis of data under each indicator; and
 - c) consider the resulting assessment in each review of the Provincial Planning Statement.
10. Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any requirements for reporting planning information to the Province, data standards, and including through any other guidelines that may be issued by the Minister.
11. *Strategic growth areas* and *designated growth areas* are not land use designations and their delineation does not confer any new land use designations, nor alter existing land use designations. Any development on lands within the boundary of these identified areas is still subject to the relevant provincial and municipal land use planning policies and approval processes.
12. Density targets represent minimum standards and planning authorities are encouraged to go beyond these minimum targets, where appropriate, except where doing so would conflict with any policy of the Provincial Planning Statement or any other provincial plan.
13. Minimum density targets will be revisited at the time of each official plan update to ensure the target is appropriate.

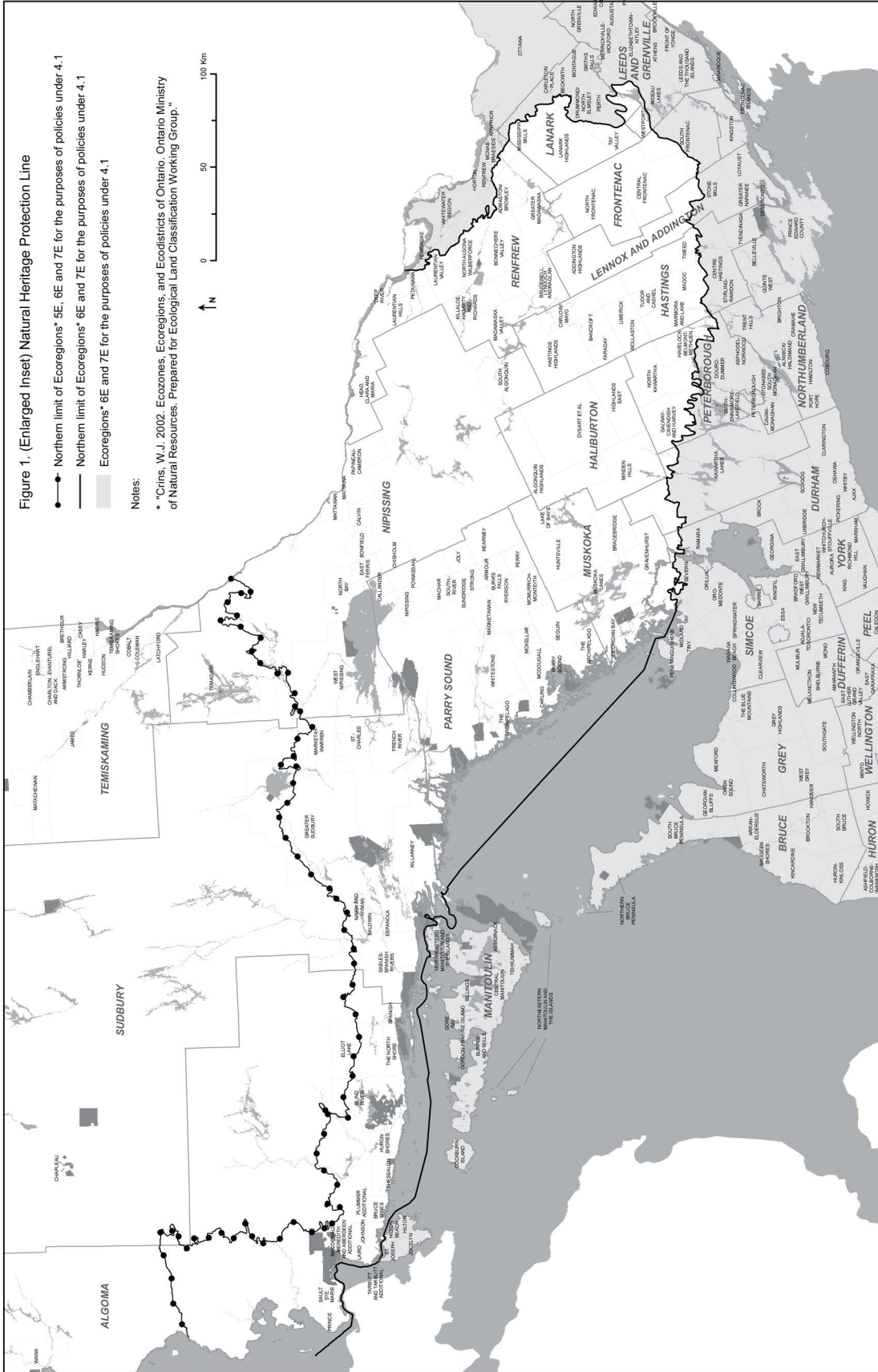
6.2 Coordination

1. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:
 - a) managing and/or promoting growth and development that is integrated with planning for *infrastructure* and *public service facilities*, including schools and associated child care facilities;
 - b) economic development strategies;
 - c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
 - d) *infrastructure, multimodal transportation systems, public service facilities and waste management systems*;
 - e) ecosystem, shoreline, watershed, and Great Lakes related issues;
 - f) natural and human-made hazards;
 - g) population, housing and employment projections, based on *regional market areas*, as appropriate; and
 - h) addressing housing needs in accordance with provincial housing policies and plans, including those that address homelessness.
2. Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.
3. Planning authorities are encouraged to engage the public and stakeholders early in local efforts to implement the Provincial Planning Statement, and to provide the necessary information to ensure the informed involvement of local citizens, including equity-deserving groups.
4. Planning authorities and school boards shall collaborate to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs.
5. Planning authorities shall collaborate with publicly-assisted post-secondary institutions, where they exist, to facilitate early and integrated planning for student housing that considers the full range of *housing options* near existing and planned post-secondary institutions to meet current and future needs.
6. Further to policy 6.2.5, planning authorities should collaborate with publicly-assisted post-secondary institutions on the development of a student housing strategy that includes consideration of off-campus housing targeted to students.

7. Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.
8. Municipalities, the Province, and other appropriate stakeholders are encouraged to undertake a coordinated approach to planning for large areas with high concentrations of employment uses that cross municipal boundaries.
9. Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:
 - a) identify and allocate population, housing and employment projections for lower-tier municipalities;
 - b) identify areas where growth and development will be focused, including *strategic growth areas*, and establish any applicable minimum density targets;
 - c) identify minimum density targets for growth and development taking place in new or expanded *settlement areas*, where applicable; and
 - d) provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.
10. Where there is no upper-tier municipality or where planning is not conducted by an upper-tier municipality, planning authorities shall ensure that policy 6.2.9 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.

7: Figure 1 – Natural Heritage Protection Line





8: Definitions

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards, erosion hazards and/or other water-related hazards*.

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional needs housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *additional needs housing* may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Adjacent lands: means

- a) for the purposes of policy 3.3.3, those lands contiguous to existing or *planned corridors* and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 4.1.8, those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;

- c) for the purposes of policies 4.4.2.2 and 4.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and
- d) for the purposes of policy 4.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.

Adverse effect: as defined in the *Environmental Protection Act*, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

- a) in the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

Agricultural condition: means

- a) in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and
- b) in regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.

Agricultural impact assessment: means the evaluation of potential impacts of non-agricultural uses on the *agricultural system*. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.

Agricultural system: means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

- a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*. It may also include *rural lands* that help to create a continuous productive land base for agriculture; and
- b) An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector.

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

Agri-food network: Within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Airports: means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*.

Areas of archaeological potential: means areas with the likelihood to contain *archaeological resources*, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*.

Areas of mineral potential: means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

Areas of natural and scientific interest: means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Brownfield sites: means 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.

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Coastal wetland: means

- a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Compact built form: means a land use pattern that encourages the 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 built form* can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and *active transportation*, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

Comprehensive rehabilitation: means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

Complete communities: means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, *public service facilities*, local stores and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Conserved: means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Defined portions of the flooding hazard along connecting channels: means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or *site alteration* will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Deposits of mineral aggregate resources: means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidance for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available: means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g., secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

Designated growth areas: means lands within *settlement areas* designated for growth or lands added to *settlement areas* that have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 2.1.4.a), as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process or identified in provincial standards; or
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 4.1.4.a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 4.1.5.a).

Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along the *Great Lakes - St. Lawrence River System* and *large inland lakes*, as identified by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An *employment area* also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from *employment areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above.

Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Energy storage system: means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish: means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the *Fisheries Act*, means water frequented by *fish* and any other areas on which *fish* depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

Flood fringe: for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the *flood fringe* than those experienced in the *floodway*.

Flood plain: for *river, stream and small inland lake systems*, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave effects* and *other water-related hazards*;
- b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 2. the *one hundred year flood*; and
 3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards*, *wave effects* and *other water-related hazards* along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, and *flooding hazards* along *river, stream and small inland lake systems*.

Floodway: for *river, stream and small inland lake systems*, means the portion of the *flood plain* where *development* and *site alteration* would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

Frequent transit: means a public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.

Great Lakes - St. Lawrence River System: means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species: means habitat within the meaning of section 2 of the *Endangered Species Act, 2007*.

Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the *Great Lakes - St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard or erosion hazard* limits.

Hazardous sites: means property or lands that could be unsafe for *development and site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include

a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Higher order transit: means transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. *Higher order transit* can include heavy rail (such as subways, elevated or surface rail, and commuter rail), light rail, and buses in dedicated rights-of-way.

Housing options: means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable housing, additional needs housing*, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or *institutional uses*, such as long-term care homes.

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, *active transportation* systems, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of policy 5.2.6, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

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

- a) *redevelopment*, including the reuse of *brownfield sites* and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;

- c) infill development; and
- d) the expansion or conversion of existing buildings.

Large and fast-growing municipalities: means municipalities identified in Schedule 1.

Large inland lakes: means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- b) In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

Low impact development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Low impact development* can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation *infrastructure* and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors: means transportation facilities, corridors and networks associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are *freight-supportive* may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

Major transit station area: means the area including and around any existing or planned *higher order transit* station or stop within a *settlement area*; or the area including and around a major bus depot in an urban core. *Major transit station areas* generally are defined as the area within an approximate 500 to 800-metre radius of a transit station.

Major trip generators: means origins and destinations with high population densities or concentrated activities which generate many trips (e.g., *strategic growth areas*, major office and office parks, major retail, *employment areas*, community hubs, large parks and recreational destinations, *public service facilities*, and other mixed-use areas).

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

Mine hazard: means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means metallic minerals and non-metallic minerals as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g., copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g., graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Critical minerals are a subset of raw materials that have specific industrial, technological or strategic applications for which there are a few viable substitutes.

Mineral aggregate operation: means

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

Mineral aggregate resource conservation: means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g., glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to development occurring.

Mineral deposits: means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multimodal: means relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, *higher order transit*, rail (such as freight), trucks, air, and marine.

Municipal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*.

Natural heritage features and areas: means features and areas, including *significant wetlands, significant coastal wetlands, other coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat, significant woodlands and significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), *habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system: means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) in regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to *fish habitat*, any harmful alteration, disruption or destruction of *fish habitat*, except where an exemption to the prohibition has been authorized under the *Fisheries Act*;
- c) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.
- d) in regard to policy 4.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their *related hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities; and
- e) in regard to policy 3.3.3, any *development* or *site alteration* that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

Normal farm practices: means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

Oil, gas and salt hazards: means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

On-farm diversified uses: means uses that are secondary to the principal *agricultural use* of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and *energy storage systems*.

One hundred year flood: for *river, stream and small inland lake systems*, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) for *large inland lakes*, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the *one hundred year flood level* is based on the highest known water level and wind setups.

Other water-related hazards: means water-associated phenomena other than *flooding hazards* and *wave effects* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) *municipal sewage services or private communal sewage services combined with individual on-site water services; or*
- b) *municipal water services or private communal water services combined with individual on-site sewage services.*

Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas, other hydrocarbons, and compressed air energy storage.

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas, other hydrocarbons, or compressed air energy storage.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor.

Approaches for the identification and protection of *planned corridors* may be recommended in guidelines developed by the Province.

Portable asphalt plant: means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area: means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

Prime agricultural land: means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

Protected heritage property: means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards, erosion hazards* and *other water-related hazards*, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

- a) in regard to policy 4.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) in regard to policy 4.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Public service facilities: means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services.

Public service facilities do not include *infrastructure*.

Quality and quantity of water: is measured by indicators associated with *hydrologic function* such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Reserve sewage system capacity: means design or planned capacity in a waste water treatment facility, within *municipal sewage services* or *private communal sewage services*, which is not yet committed to existing or approved development. For lot creation using *private communal sewage services* and *individual on-site sewage services*, *reserve sewage system capacity* includes approved capacity to treat and land-apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing.

Reserve water system capacity: means design or planned capacity in a water treatment facility which is not yet committed to existing or approved development. *Reserve water system capacity* applies to *municipal water services* or *private communal water services*, and not *individual on-site water services*.

Residence surplus to an agricultural operation: means one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas: means a system of lands within municipalities that may include rural *settlement areas*, *rural lands*, *prime agricultural areas*, *natural heritage features and areas*, and resource areas.

Rural lands: means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

Sensitive: in regard to *surface water features* and *ground water features*, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario's *settlement areas* vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

Settlement areas are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long term.

Sewage and water services: includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

Significant: means

- a) in regard to *wetlands, coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- c) in regard to other features and areas in policy 4.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*; and
- d) in regard to *mineral potential*, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index.
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in section c) - d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 4.1.4.a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 4.1.5.a).

Special Policy Area: means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria for designation and procedures for approval are established by the Province.

A *Special Policy Area* is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the *flood plain*.

Specialty crop area: means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Strategic growth areas: means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher-density mixed uses in a more *compact built form*.

Strategic growth areas include *major transit station areas*, existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or development will be focused, that may include infill, *redevelopment* (e.g., underutilized shopping malls and plazas), *brownfield sites*, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned *frequent transit service* or *higher order transit corridors* may also be identified as *strategic growth areas*.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

Transit service integration: means the coordinated planning or operation of transit service between two or more agencies or services that contributes to the goal of seamless service for riders and could include considerations of service schedules, service routes, information, fare policy, and fare payment.

Transit-supportive: in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the *transportation system*.

Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management: means a set of strategies that result in more efficient use of the *transportation system* by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports*, *marine facilities*, ferries, canals and associated facilities such as storage and maintenance.

Two zone concept: means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

Urban agriculture: means food production in *settlement areas*, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watershed: means an area that is drained by a river and its tributaries.

Watershed planning: means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the *quality and quantity of water*, within a *watershed* and for the assessment of cumulative, cross-jurisdictional, and cross-*watershed* impacts. *Watershed planning* evaluates and considers the *impacts of a changing climate* on *water resource systems* and is undertaken at many scales. It may inform the identification of *water resource systems*.

Water resource systems: means a system consisting of *ground water features* and areas, *surface water features* (including shoreline areas), *natural heritage features and areas*, and *hydrologic functions*, which are necessary for the ecological and hydrological integrity of the *watershed*.

Wave effects: means the movement of water up onto a shoreline or structure following the breaking of a wave, including wave uprush, wave set up and water overtopping or spray; the limit of *wave effects* is the point of furthest landward horizontal movement of water onto the shoreline.

Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province’s Ecological Land Classification system definition for “forest.”

9: Appendix – Schedule 1: List of Large and Fast-Growing Municipalities

Town of Ajax	City of Mississauga
City of Barrie	Town of Newmarket
City of Brampton	City of Niagara Falls
City of Brantford	Town of Oakville
City of Burlington	City of Oshawa
Town of Caledon	City of Ottawa
City of Cambridge	City of Pickering
Municipality of Clarington	City of Richmond Hill
City of Guelph	City of St. Catharines
City of Hamilton	City of Toronto
City of Kingston	City of Vaughan
City of Kitchener	City of Waterloo
City of London	Town of Whitby
City of Markham	City of Windsor
Town of Milton	

Ministry of Municipal Affairs and Housing

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Committee of the Whole Report

Report Number: PLAN2024-056
Meeting Date: October 8, 2024
Title: Provincial Planning Statement, 2024 – Information Report
Description: Information on changes to Provincial land use policy
Author and Title: Mark Jull, Supervisor, Policy Planning

Recommendation(s):

That Report PLAN2024-056, **Provincial Planning Statement, 2024 – Information Report**, be received; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

On August 20, 2024, the Province of Ontario released the final version of the Provincial Planning Statement, 2024 ('PPS'), which is set to take effect on October 20, 2024. The new PPS is attached as **Appendix A**.

The PPS adjusts a number of policy areas to encourage residential development and build complete communities. As of October 20, 2024, all planning decisions made by planning authorities, including decisions by Council and its Committees, must be consistent with the PPS.

This report provides a summary of the new policy directions found in the PPS and provides an overview of the changes that will affect the City of Kawartha Lakes. A table summarizing the changes is attached as **Appendix B**.

Rationale:

The issuance of the final version of the new PPS comes after two prior drafts (released April 14, 2023 and April 12, 2024) and is substantially different than the draft released in 2023. The new PPS emphasizes building homes to support the provincial goal of building 1.5 million homes by 2031.

The new PPS replaces the in-effect Provincial Policy Statement, 2020 as well as A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 by integrating them into a single policy document. However, not all policy concepts and directions have been carried over.

Growth Targets and Ministerial Zoning Orders (MZOs)

Rather than needing to plan for a specific population and employment forecast as prescribed in the Growth Plan, municipalities are now to follow the population projections provided by the Ministry of Finance. This is a significant shift as land use planning in Ontario has been driven by the previous forecast since the first Growth Plan was released in June of 2006. Staff at MMAH have indicated that documents will be released to provide guidance on how to convert the Ministry of Finance population projections into a number of residential units and a number of jobs.

Whereas the Growth Plan used to require Official Plans to plan for projected land and infrastructure needs for the next 30 years, the new PPS only requires Official Plans to

meet projected needs for the next 20 years but cannot exceed 30 years. Infrastructure planning may go beyond the 30-year timeframe.

The new PPS also states that any MZOs are to be considered in addition to projected needs. This means the development permitted through any MZOs would need to be accommodated over and above the lands identified for development in the Official Plan. Further, at the time of the next Official Plan update, the additional growth prescribed by any MZOs must be incorporated into the Official Plan. For Kawartha Lakes, this means the lands subject to MZOs currently outside of urban settlement boundaries must be brought inside those boundaries through the next Official Plan Review and Update.

Settlement Area Expansions

Significantly, the concept of a “municipal comprehensive review (MCR)” has not been carried over from the Growth Plan. Until now, new settlement areas and expansions to settlement boundaries could only occur through an MCR, which requires a series of studies (i.e. growth management study, land needs analysis, water and waste water capacity, transportation, etc.) followed by an Official Plan Update. With the new PPS, the establishment of new settlement areas and the expansion of existing settlement boundaries may be permitted without the technical analysis an MCR provides.

Proponents will now be able to apply to amend the Official Plan in order to expand existing settlement boundaries or to establish new settlement areas. Bill 185 recently amended the Planning Act to allow appeals for decisions related to settlement boundary expansions, but not the establishment of new settlement areas. The PPS provides a list of six criteria that must be “considered” when evaluating a proposal for a new settlement area or an expansion. The criteria range from infrastructure capacity, impacts on agricultural lands, to the need for the land and phasing of development.

Intensification

Not carried over from the Growth Plan are the concepts and policies for “delineated built boundaries” and “designated greenfield areas”. These concepts were used to distinguish areas within settlement boundaries that were undeveloped (greenfield) or areas that were identified to receive a prescribed amount of intensification and density. The new PPS requires the City to establish its own intensification targets, but only encourages municipalities to identify their own “designated growth areas” being lands not yet developed, and “strategic growth areas,” being developed lands to see infill and intensification.

One of the recent amendments to the Planning Act was to exempt from the Act any development by publically-assisted post-secondary institutions, including their student housing developments. The new PPS states that municipalities should “consider” a student housing strategy in strategic growth areas in collaboration with publically-assisted post-secondary institutions. For Kawartha Lakes, this would mean working with Fleming College to meet current and future student housing needs.

Affordable Housing

The new PPS carries over affordable housing policies from the Growth Plan, with some revisions. Municipalities are still required to provide a mix of housing options, but the new PPS requires municipalities to establish and implement minimum targets for the provision of housing that is affordable to low and moderate income households. “Affordable” is still defined as housing that costs 30% or less of household income or 10% below average prices. The province has yet to release a definition or policies for “attainable housing” which was introduced in 2022, though the Minister has stated “attainable housing” will include modular homes. More recently, MMAH staff have indicated that modular homes will be provided on surplus provincial lands, but no details have been released.

Employment Areas

The new PPS provides revisions to Employment Area policies by narrowing the scope of what uses are permitted in Employment Areas to protect them for manufacturing and warehousing. Previously, a broader mix of uses (except residential and other sensitive land uses) were permitted in Employment Areas. Now, any other uses such as research and development or retail and office, must be related to the primary use of manufacturing or warehousing. Commercial uses are no longer permitted in Employment Areas.

The new PPS introduces a new 300 metre buffer around Employment Areas to minimize and mitigate impacts on the long term viability of the employment uses. It would appear commercial, retail, and office uses that are not directly related to a specific manufacturing or warehousing use would be situated in this employment buffer.

Municipalities are encouraged to locate some industrial, manufacturing, and small-scale warehousing that would not have adverse impacts on sensitive land uses within strategic growth areas and other mixed use areas.

Policies for removing or converting lands from Employment Areas is largely unchanged for Kawartha Lakes. An “employment conversion” may only be done where it has been demonstrated that the land is not required for employment uses, the proposed use would not negatively impact the employment area, there is sufficient infrastructure and servicing to facilitate the proposed use, and newly introduced is that the municipality has sufficient employment lands for the growth horizon of its current Official Plan.

Agriculture

There are essentially no changes to policies for Rural Lands. However, the definition of ‘on-farm diversified uses’ has been modified to remove specific reference to ground mounted solar and instead include electricity generation facilities and transmission systems, and energy storage systems (which includes the storage of hydrogen, fuel, compressed air and battery storage).

When planning Prime Agricultural Areas, municipalities are now “required” to use an “agricultural system” approach. Previously, municipalities were only “encouraged” to use a system approach. This system approach is meant to maintain and enhance a geographically continuous agricultural land base and an “agri-food network” comprised of agricultural operations, infrastructure, services and assets vital to the agri-food sector.

Where an agricultural property has a residential dwelling, the new PPS permits two additional residential units (ARUs) so long as they meet specified criteria. Where two ARUs are proposed, one of the ARUs must be within or attached to the principle dwelling. Detached ARUs must be in close proximity to the principle dwelling or farm building cluster. These ARUs are in addition to any farm worker housing.

Lot creation in prime agricultural areas (which includes rural lands) continues to be discouraged and only permitted for agricultural uses, agricultural-related uses, and for farm surplus dwellings that result from the consolidation of farm operations. ARUs cannot be severed.

Other Alternatives Considered:

None.

Alignment to Strategic Priorities

Ensuring planning decisions are consistent with the new PPS is Good Governance. Various policies within the PPS foster a Healthy Environment, an Exceptional Quality of Life, and a Vibrant and Growing Economy.

Financial/Operation Impacts:

While the new PPS will have some operational impacts, particularly on planning approvals, there are no immediate financial or operational impacts caused by this information report.

Consultations:

All Departments

Attachments:

Appendix A – Provincial Planning Statement, 2024



Provincial Planning
Statement 2024.pdf

Appendix B – Summary Table



PLAN2024-056 -
Appendix B.docx

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Appendix B – Summary of Changes to Provincial Planning Statement, 2024

Topic	PPS 2020 / Growth Plan 2020	PPS 2024
Growth Targets and MZOs	<ul style="list-style-type: none"> • Population and employment forecast specified by province • Plan for next 30 years • No direction on MZOs 	<ul style="list-style-type: none"> • Population projections from Ministry of Finance • Plan for next 20 years (not exceed 30) • MZO developments are in addition to planned targets, must be brought inside settlement boundary in next OP Update
Settlement Area Expansions	<ul style="list-style-type: none"> • Only expanded after Municipal Comprehensive Review 	<ul style="list-style-type: none"> • Expansions at any time if criteria met
Intensification	<ul style="list-style-type: none"> • Specified percentage of growth within Built Up Area and Density Greenfield Area 	<ul style="list-style-type: none"> • Municipalities to establish own intensification targets • Municipalities encouraged to identify own designated and strategic growth areas
Affordable Housing	<ul style="list-style-type: none"> • Provide mix of housing options, including affordable housing 	<ul style="list-style-type: none"> • Municipalities must establish and implement minimum targets
Employment Areas	<ul style="list-style-type: none"> • Broader mix of uses permitted within Employment Areas • Employment conversions may be done outside MCR if not 'Provincially Significant' 	<ul style="list-style-type: none"> • Narrower scope of employment uses • Other uses must be directly related to primary employment use • 300 m employment buffer to protect employment lands from encroachment • 'Provincially Significant' deleted • Additional tests to be met for employment conversion
Agriculture	<ul style="list-style-type: none"> • Protect Prime Agricultural Areas • Agri-system encouraged 	<ul style="list-style-type: none"> • Protect Prime Agricultural Areas • Agri-system required to support agri-food network • Two ARUs permitted



Municipal Heritage Committee Report

Report Number: KLMHC2024-055
Meeting Date: November 7, 2024
Title: Heritage Planning Update
Description: General Update on the heritage planning program
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendation:

That Report KLMHC2024-055, **Heritage Planning Update**, be received for information.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

September 24 Council Meeting: At its meeting of September 24, Council issued notices of intention to designate 2 King Street West in Omemee and 49 King Street East in Bobcaygeon. Council also passed designating by-laws for 3740 Highway 7 in Emily Township and 19-21 King Street East in Omemee.

November 5 Committee of the Whole: Reports will be going forward to Committee of the Whole recommending the designation of 19 Third Street in Fenelon Falls and the amendment of the designating by-law for 31-35 King Street East in Omemee.

National Trust for Canada Conference: The National Trust for Canada Conference is taking place this year in Montreal from November 13-16. Committee members may attend, although there is no City funding to do so. Staff will be attending the conference and will report back to the Committee on key ideas and themes at the conference.

Archaeology Public Engagement: The public engagement and outreach for the Archaeological Management Plan is continuing throughout the fall. Staff have undertaken outreach at the library branches in Little Britain, Oakwood, Woodville, Bethany, Omemee and Dunsford and will be continuing to travel to the other library branches in the City in accordance with the schedule below. The Peterborough Chapter of the Ontario Archaeological Society is supporting these outreach sessions. Staff are also reaching out to the historical societies and groups within the City to make presentations and answer questions for these groups who have expressed an interest. An engagement session with the Peterborough Chapter of the Ontario Archaeological Society, which includes Kawartha Lakes, will take place via Zoom on November 26. A public meeting and open house will take place on November 28 at the Lindsay Armoury. The open house will take place from 4pm to 6pm and the public meeting, including a presentation and question and answer period, will take place from 6pm to 8pm. The consultants for the project will return to the Municipal Heritage Committee at its December meeting to present on the project and its current status.

Upcoming Library Engagement Sessions:

Bobcaygeon: Wednesday November 6, 1pm to 5pm

Kinmount: Tuesday November 12 12pm to 4pm

Norland: Thursday November 21 3pm to 7pm

Dalton: Monday November 25, 10am to 2pm

Kirkfield: Thursday December 5, 10am to 2pm
Coboconk: Thursday December 12, 3pm to 6pm
Fenelon Falls: Wednesday December 18, 1pm to 5pm
Lindsay: Saturday December 21, 12pm to 4pm

Upcoming Workshops and Events: Staff will be hosting a workshop, Researching Your Historic Property, at the Fenelon Falls Library on Saturday November 23 from 10:30am to 1:30pm. Advanced registration for this workshop is encouraged but not required and the event has been added to the City's website. The workshop that staff and the Committee had discussed around sustainable and green renovations to historic buildings will be deferred until spring 2025 due to scheduling challenges.

Downtown Lindsay Public Art: The installation of the new public art piece in Lindsay is underway and is scheduled for completion by the end of the year.

77-83 William Street North: The demolition of the former John McCrea foundry in Lindsay was completed the week of October 14th. Staff documented the building before it was demolished. Bricks from the building, which were manufactured and the Fox brickworks south of Lindsay and the upper storey double doors were removed by the demolition company and given to City staff to add to the City's artifact collection.

Cultural Centre Study: The findings of Phase 2 of the Cultural Centre Study is being presented to Committee of the Whole at its meeting of November 7.

746 Janetville Road Book Launch: A new book detailing the history and architecture of 746 Janetville Road is being released in November, authored by Sara Walker-Howe and Paulette Sopoci. A book launch is being held at the Janetville Community Centre on November 16 from 1:00pm to 2:30pm.

Rationale:

This report is intended to provide a general update to the Committee on the activities of the heritage planning program.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

N/A

Attachments:

N/A

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services



Municipal Heritage Committee Report

Report Number: KLMHC2024-057
Meeting Date: November 7, 2024
Title: Doors Open 2024 Summary
Description: Overview of Doors Open 2024
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-057, **Doors Open 2024 Summary**, be received for information.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes has historically participated in Doors Open in order to help promote heritage in the community and showcase the unique heritage sites across the City. This event has historically been organized by a subcommittee of the Municipal Heritage Committee and supported by staff in Economic Development. In 2023, it was decided to hold Doors Open on a bi-annual basis, alternating every other year with the Osprey Heritage Awards. The award event was held in December 2023 meaning that Doors Open was scheduled for 2024. The event was planned and organized by the Outreach Subcommittee with staff support in Economic Development.

Doors Open 2024 took place on Sunday September 15 and focussed on 13 sites in Fenelon Falls, Bobcaygeon and Sturgeon Point, as well as one site in the hamlet of Bury's Green. The intention of locating the sites in these areas was to focus the event on the 150th anniversary of Fenelon Falls and the 125th anniversary of Sturgeon Point while ensuring that there was a reasonable driving distance between the sites. The event has used this format of focussing the event in a particular area of the City for a number of years and it has proven helpful for visitors who want to visit multiple sites.

This report provides a summary of the event including visitor numbers and budget, as well as feedback about the events and recommendations for 2026.

Rationale:

The following is a summary of the outcomes of Doors Open 2024 for the Committee's review.

Outreach Subcommittee

The event was organized this year by the Outreach Subcommittee with support from the Economic Development Officers for Heritage Planning and Curatorial Services. The subcommittee consisted of three Committee members and two City staff who met monthly between February and September 2024. The subcommittee worked with staff to identify and contact sites as provide direction for marketing and day of coordination. The subcommittee members also volunteered at different sites on the day of the event to ensure the event ran smoothly.

In the past, Doors Open has been coordinated by local historical societies, the now-defunct Kawartha Lakes Heritage Network and the Municipal Heritage Committee, or a combination of these groups. The past several Doors Open events have been

coordinated solely by the Municipal Heritage Committee with support from City staff. This has made event organization more streamlined and allowed the use of City communications resources for the event. Staff are recommending that this organizational structure continue for future events.

Visitor Numbers

The visitor numbers for 2024 were much higher than has been recorded in previous years. In total, 742 distinct visits were made across the 13 sites. It is not known how many visitors participated in the event as the number of sites each visitor goes to varies and is very difficult to track. However, with the passports that were turned in at each site, it is clear that a large number of visitors attended 3 or more sites as visitation to 3 sites was required to participate in the prize draw.

The visitation breakdown for the individual sites is as follows:

Site	Number of Visitors
Christ Anglican Church	44
Edgewood Dry Stone Wall	14
Boyd Heritage Museum	130
Sturgeon Point Walking Tour	52
Sturgeon Point Union Church	80
St. Peter's Anglican Church	34
Fenelon Falls United Church	30
St. Andrew's Presbyterian Church	38
Maryboro Lodge	85
Fenelon Station Gallery	67
The Grove Theatre	47
Fenelon Generating Station	52
Kawartha Fire Station 22	69
Total:	742

Marketing and Promotion

The City's Communications team undertook a range of marketing initiatives for the event. These include significant social media posts, a press release and paper advertising including event postcards and postcards. A page on the City website was created for Doors Open along with the webpage on the main Doors Open Ontario website. An article was also written in the Lindsay Advocate. There was also additional

media pick up after the press release went out, including in Kawartha 411 and a blog for homeschoolers.

For paper advertising, 500 postcards were printed and distributed at the lead up to and during the event. The majority of these postcards were taken by community members and there were very few left over.

For digital advertising, City communications staff have provided a breakdown of online engagement on both the webpage for the event on the City’s website as well as on social media which is attached to this report as Appendix A. The social media campaign included both posts to the City’s social media as well as boosted content which is included in budget breakdown for the event below.

Event Passport

The Outreach subcommittee decided to try a new initiative this year and created an event passport for Doors Open. Visitors who attended three or more sites were able to have their passports stamped and they could return them to their final site for entry into a draw for three local prizes. 55 passports were returned and the prize draw was held.

Anecdotally, there were people who did not participate in the passport draw because they were either attending fewer than 3 sites or because they were not interested. Of the passports returned, visitors went to the following number of sites:

Number of Sites	Number of Passports Returned
3	17
4	18
5	6
6	9
7 or more	5

The passports collected demographic information (age) as well as the postal code of people who returned them. This information was not mandatory and most passports did not include this information. Of the passports returned, visitors reported the following demographics:

Age	Number of Visitors
Under 18	0

Age	Number of Visitors
19-29	0
30-39	2
40-49	3
50-59	3
60-69	6
70-79	8
80-89	3
90 and up	0
Not reported	30

Visitors reported being from the following locations:

Area and Postal Code	Number of Visitors
Kawartha Lakes	34
Durham Region	10
Peterborough City/County	5
Simcoe County	3
Peel Region	2
City of Toronto	2
York Region	1
Lanark County	1
Not reported	2

This information will assist in organizing future events to help with more targeting marketing and indicating areas where there is room for growth.

Volunteers

Most of the sites provided their own volunteers. Several sites still required additional volunteers from the Municipal Heritage Committee or a presence from City staff. With the additional volunteers from the Committee and City staff, all of the sites had sufficient volunteers for the day of the event. Volunteers provided information to visitors, counted visitor number, distributed passports and itineraries, and stamped and collected passports.

Partnerships

When Doors Open was initially discussed in early 2024, a number of potential partnerships were explored that might assist with the event. Staff had spoken to the Fenelon Falls District Chamber of Commerce, which was coordinating the Fenelon 150 events throughout the year, to partner on certain aspects of the event. This was a successful partnership as the Chamber assisted in promoting the event and provided promotional items for giveaways and prizes included Fenelon Falls 150 tote bags and Fenelon Falls photobooks for the draw prizes.

Staff had also been approached by the City of Peterborough regarding the possibility for collaborative marketing as the Peterborough event, which has historically taken place in May, was moved to September in 2023. This year, the two events took place back-to-back and it was discussed that it may make sense to market to people who were interested in participating in both events. Unfortunately, there were a number of staffing changes at the City of Peterborough and this joint marketing did not take place, despite initial discussions. However, staff feel that this may be an avenue worth exploring for future events to help reach a wider audience.

Budget Breakdown

In January 2024, the Committee approved a budget of \$3,000 to organize and run the Doors Open event. Half of this budget was allocated to the registration fee for the Ontario Heritage Trust which is \$1,695 (\$1,500 plus tax). The remainder was allocated for promotional materials, advertising and day of event expenses. The budget for this event and other Committee initiatives comes from the general Heritage Planning budget within Economic Development that supports the activities of the Committee as well as the heritage planning program at the City more broadly.

The budget breakdown for the event was as follows:

Budget Item	Cost (including tax)
Doors Open Ontario Registration Fee	\$1,695
Advertising and Printing	Digital: \$440 Paper: \$310
Passport Prizes	\$83.24
Event Supplies (stamps, volunteer buttons, etc.)	\$106.42
Total:	\$2,634.66

This budget did not include staff mileage which is calculated as a separate line item in the Heritage Planning budget and typically not broken down or allocated by event or project. Mileage costs were not included in the original \$3,000 budget approved by the Committee.

The actual expenses for the event fell well within the allocated budget and staff are recommending that a budget of \$3,000 be approved for the 2026 event, unless there are some specific known changes in costs, such as the registration fee from the Trust.

Ontario Heritage Trust

The Ontario Heritage Trust is the umbrella organization for the Doors Open event in Ontario and participating communities pay a registration fee to participate. The Trust sends out a feedback and statistics form for communities to fill out at the end of their event which staff have completed.

In the feedback form, staff noted that, during early discussions of organizing Doors Open this year, there had been questions from the Committee as to what happened with the registration fee and it would be helpful to know where this money went. Staff from the Trust replied to these comments and indicated to City staff that the funds from the registration fee went to broader marketing initiatives that the Trust did on behalf of the province-wide event, including the Doors Open Ontario website. The Trust indicated that it would send the statistics from its marketing to City staff to share with the Committee. These statistics will be shared with the Committee at its meeting, or, if they are not yet received, will be send to the Committee by email once they are received from the Trust.

Specific Feedback

There were a number of specific feedback items that were raised by the Outreach Subcommittee, volunteers and visitors. These include:

- The passports were very well received and should be included in future events.
- The advanced sign up worked well for both the Sturgeon Point Walking Tour and the tour of the Fenelon Falls Generating Station. However, there was a challenge with the program used for sign ups so that multiple people could sign up in one registration form so it was hard to regulate numbers. This will need to be addressed for future events.
- The walking tour was very well attended and walking tours should be sites for future events.

- In general, the marketing was identified as being much more positive this year than has been the case in the past. There were a couple of issues with third-party media pick up with incorrect information.
- Several visitors identified that it would have been helpful to have a map that they could either pick up or print off that identified where all the sites were. It was also suggested that a brochure with information about the event, the sites and a map would be helpful. This can easily be done for future events.
- Several of the sites remarked on how high their visitation numbers were and that they were pleased with the turnout for the event.

Next Event

The next Doors Open event is tentatively scheduled for September 2026, as 2025 will be an Osprey Heritage Awards year. Staff will bring forward a report discussing participating in Doors Open 2026 in January of that year, along with budget and the recommendation for the Outreach Subcommittee to continue to organize the event with staff support. At this time, the Committee will want to consider how it wants to allocate the available budget and what area of the City it would like to focus on.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report. The costs for the event are part of the existing Heritage Planning budget and fell within the allocated budget for the event.

Consultations:

Outreach Subcommittee
Economic Development Officer – Curatorial Services

Attachments:

Appendix A – Doors Open Digital Marketing Results



Adobe Acrobat
Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Doors Open 2024

Digital marketing results

September 2024

Website page visits (total)

business-growth/doors-open-2024

Metric	Results
Visits	5,465
Users	2,141
Engagement time	1 min 12 sec

Social Media (paid)

Facebook – spent \$440

Metric	Results
Reach (unique users)	32,098
Impressions	136,551
Engagements	5,978
Link clicks	1517
Click through rate (CTR)	1.11%
Cost per link click	\$0.22

Location origin: 25, 577 - Ontario

City of Kawartha Lakes
Sponsored · Published by Meltwater Engage

Ready for an adventure? On Sunday, September 15, 2024, join us for Doors Open Kawartha Lakes!

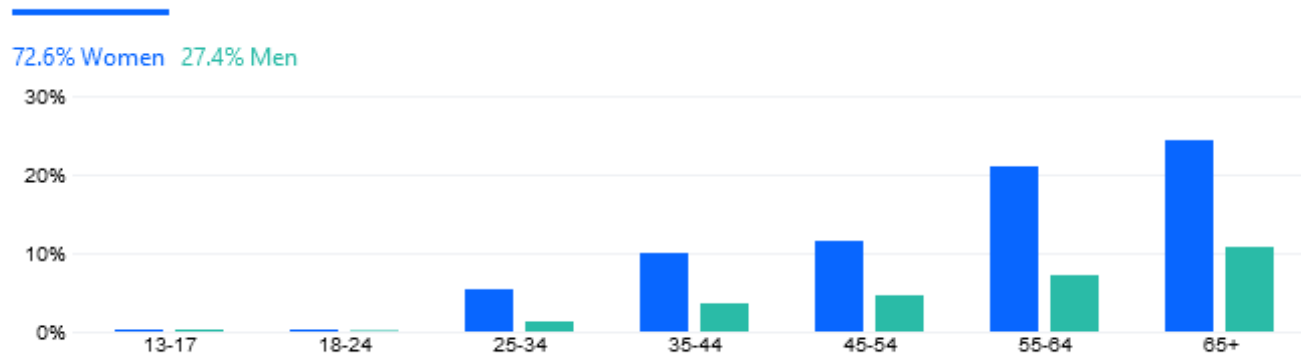
Explore 13 unique historic sites across Fenelon Falls, Sturgeon Point, and Bobcaygeon—completely FREE! Whether you're a history buff, a curious explorer, or just looking for a fun day out, this is your chance to dive into the stories and secrets of our amazing community.

🕒 Site Hours: 10am - 4pm (unless otherwise stated)
📍 Your Adventure: Start where you like and visit only the sites that pique your interest!

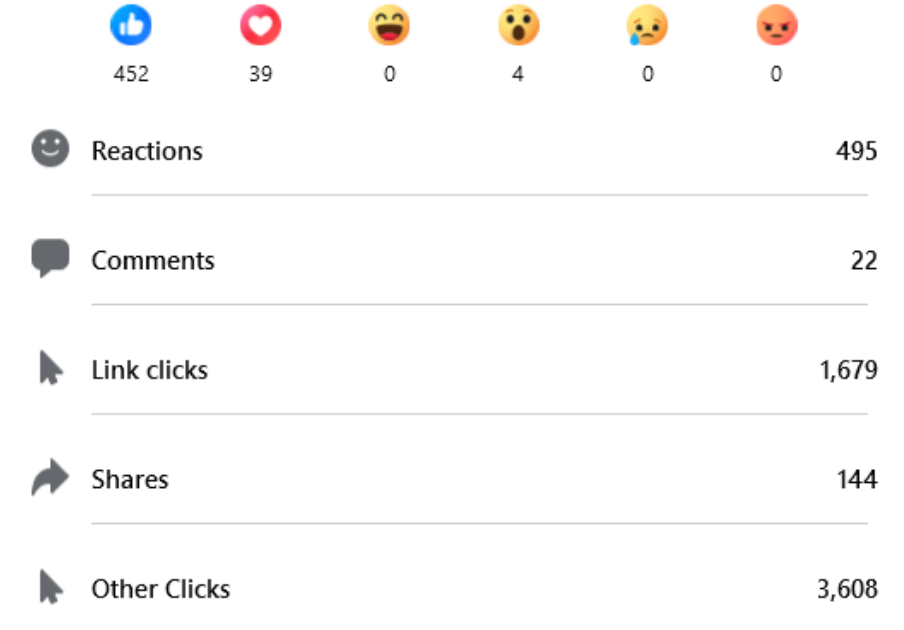
Don't miss out—visit www.kawarthalakes.ca/doorsopen to learn more!



Social Media (paid)



Interactions



Social Media - Facebook (unpaid)

10 posts (2 posts per week Aug 18 to Sept 15)

Post Date/Content	Reach	Impressions	Engagements	Engagement Rate (%)	Link Clicks	Click Through Rate (CTR) %
Aug 18 – Intro post (Boyd Heritage Museum)	1,930	2,030	16	0.83%	1	0.05%
Aug 23 – Sturgeon Point Union Church	2,792	3,036	83	2.97%	5	0.16%
Aug 25 – Fenelon Station Gallery	2,344	2,467	59	2.52%	4	0.16%
Aug 30 – The Grove Theatre	1,400	1,515	36	2.57%	5	0.33%
Sept 1 – Maryboro Lodge	1,448	1,574	21	1.45%	0	N/A
Sept 6 – FF Generating Station	1,196	1,260	15	1.25%	0	N/A
Sept 8 – Fire Station 22	2,354	2,578	66	2.80%	3	0.12%
Sept 9 – Doors Open Itineraries	2,060	2,196	51	2.48%	8	0.36%
Sept 13 – Historic Churches	1,770	1,826	33	1.86%	7	0.38%
Sept 15 – Day of event promo post	1,610	1,628	28	2.97%	7	0.43%

Social Media - Facebook (unpaid)

10 posts (2 posts per week Aug 18 to Sept 15)



Total of all posts	Reach	Impressions	Engagements	Engagement Rate (%)	Link Clicks	Click Through Rate (CTR) %
All 10 posts throughout 5 week campaign	18,094	20,110	408	2.25%	40	0.20%

Municipal Heritage Committee Report

Report Number: KLMHC2024-058
Meeting Date: November 7, 2024
Title: **Proposed Heritage Designation of 204 Ballyduff Road, Geographic Township of Manvers**
Description: Proposed heritage designation of 204 Ballyduff Road (Frog Pond Mill/Lotus Mill) under Part IV of the Ontario Heritage Act
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-058, **Proposed Heritage Designation of 204 Ballyduff Road, Geographic Township of Manvers**, be received;

That the designation of the property known municipally as 204 Ballyduff Road be endorsed; and

That the recommendation to designate the subject property be forwarded to Council for approval.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes designates properties under Part IV of the Ontario Heritage Act. Properties are recommended for designation by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff.

Properties proposed for designation are reviewed by the Municipal Heritage Committee, as required by subsection 29(2) of the Ontario Heritage Act, and their recommendation is brought forward to Council under the cover of a staff report.

204 Ballyduff Road, also known as Frog Pond Mill or Lotus Mill, has cultural heritage value as the oldest extant grist mill in Manvers Township and through its association with Adam Scott Jr., the miller who developed the property. The property is currently listed on the City's Heritage Register. Although there was initially no intention by staff to designate this building under Part IV of the Ontario Heritage Act, amendments to the Ontario Heritage Act made through Bill 23, More Homes Built Faster Act (2022) now require municipalities to designate listed properties or remove them from the Register within two years of the amendments coming into effect. Practically, this means that, in order for municipalities to provide heritage protection to its cultural heritage resources as is required by provincial land use planning policy, they must be designated under Part IV of the Act. The amendments came into effect on January 1, 2023. Recent amendments to the Act have extended the deadline to designate properties by an additional two years to January 1, 2027.

In March 2023, staff brought forward a report to Council to outline how to prioritize properties for designation, given the size of the City's Register and the limited staff resources to review the Register and designate the listed properties on it. Staff recommended the prioritization of the City's commercial and institutional properties, major landmarks and properties that were under threat of redevelopment or demolition. This did not include the majority of residential properties in the City and it was understood that the heritage protection on these properties would be allowed to lapse. Staff sent correspondence to all residential listed property owners to inform them of these changes and that their property would cease to have protection as of January 1, 2025, although this date has now been extended by the province to January 1, 2027.

The owner of 204 Ballyduff Road contacted staff in May 2024 to request that the property be designated under Part IV of the Act. Although the property was originally developed as a mill, the mill itself has been converted to residential use. Staff undertook a site visit to the property and met with the owners in May 2024 and again in

September of 2024 and subsequently have prepared a heritage evaluation report for the property. Through the heritage evaluation report, staff have determined that the property is eligible for designation under Part IV of the Act. The property has an extremely high level of cultural heritage value in Manvers Township as the original grist mill in the hamlet of Lotus and one of only a handful of intact mid-nineteenth century mills in Kawartha Lakes.

This report provides the background information regarding the cultural heritage value of the property.

Rationale:

204 Ballyduff Road, also known as Frog Pond Mill or Lotus Mill, has cultural heritage value as the oldest extant grist mill in Manvers Township and through its association with Adam Scott Jr., the miller who developed the property. Constructed in the 1850s, the mill is demonstrative of grist mill construction in Ontario in the middle decades of the nineteenth century and retains its original timber frame construction and some of its milling machinery. The dam and mill pond developed to facilitate the operations of the mill are also still present on the property. The mill was first built and operated by Adam Scott Jr., a prominent miller in Kawartha Lakes and the surrounding region. Scott was the son of Adam Scott Sr., the miller who built the initial mill on the Otonabee River that would eventually become Peterborough; both the younger and elder Scott were integral in the development of mills in the broader region. The mill helped to spur the development of the hamlet of Lotus which built up around in and yields information regarding the development of rural Manvers in the mid-nineteenth century. The property is recognized as a local landmark because of its historical role as the local mill and supports and maintains the hamlet character of Lotus as a settlement area within Manvers Township.

A heritage evaluation report outlining the full reasons for designation and the property's heritage attributes it attached to this report as Appendix A.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

Property Owner.

Attachments:

Appendix A – Heritage Evaluation Report: 204 Ballyduff Road



Adobe Acrobat
Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

204 Ballyduff Road, Geographic Township of Manvers (Frog Pond Mill/Lotus Mill)

Heritage Designation Evaluation

Manvers Township

PT LT 4 CON 5 MANVERS PT 2, 9R358; T/W R424081; KAWARTHA LAKES
2024



Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets any two of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 204 Ballyduff Road has cultural heritage value or interest and merits designation under the Ontario Heritage Act.

1. The property has design value or physical value because it:

i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method:

The property is representative of grist and sawmills of the early to mid-nineteenth century in Manvers Township. The property demonstrates key features of this type of industrial architecture as it developed in Upper Canada during this period through its retention of original milling hardware, including crankshafts and pulleys, and architectural features including its rubble stone foundation and post and beam construction. The property is one of the oldest extant structures in Lotus and is likely the oldest surviving nineteenth-century mill in Manvers Township.

ii. displays a high degree of craftsmanship or artistic merit:

The property displays a typical degree of craftsmanship and artistic merit for a building of its type.

iii. demonstrates a high degree of technical or scientific achievement:

There are no technical or scientific achievements associated with this property.

2. The property has historical or associative value because it:

i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community:

The property has historical connections to early settlers Adam Scott Jr. and Letitia Matchett. Adam Scott Jr., son of Adam Scott—founder of Scott's Plains, now Peterborough—constructed Frog Pond Mill in Manvers Township in the early 1850s, supporting the growth of the hamlet of Lotus and the surrounding area. Letitia Matchett was the original grantee of the land from the Canada Company, and was the wife of Thomas Matchett, a businessman and politician in Omemee where he owned a pharmacy and served as an MPP and Clerk. The Matchett and Scott families contributed to local industry and development in the Kawartha Lakes region.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The property yields information regarding the early development of the hamlet of Lotus as a settlement area in the rural township of Manvers Township due to the presence of the mill, and its significance in the settlement of the area. Furthermore, through its association with Adam Scott Jr., a millwright and mill builder that erected several mills in and around the Kawartha Lakes area, it yields additional information regarding industrial growth in the region during this period.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community:

The designer and builder of this property are not definitively known. The property was likely constructed by Adam Scott Jr but this has not been confirmed.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

The property is important in maintaining and supporting the character of the hamlet of Lotus in Manvers Township. As the former local grist mill, the property an important piece of infrastructure within the local hamlet and supports the character of Lotus as a hamlet within the broader rural area of Manvers Township.

ii. is physically, functionally, visually, or historically linked to its surroundings:

The property is historically linked to its surroundings as part of the development of the hamlet of Lotus in the mid-to-late 1800s because of its role as the local grist mill. Historically, the mill formed the industrial nucleus of the village which encouraged the development of Lotus as a community.

iii. is a landmark.

The property is a well-known landmark in Manvers Township because of its historic role as the former mill in the hamlet of Lotus and is locally known as the “Frog Pond Mill.” The mill played an important role in the economic development of Lotus, cementing its place as an important historical structure in the area.

Design and Physical Value

204 Ballyduff Road has design and physical value as a representative example of a rural grist mill from nineteenth century Manvers Township. Built during the 1850s, the property demonstrates and retains the key architectural features of grist mill architecture from this period in Upper Canada including the original spur and cog wheels, shafts, pulleys, nails, and other grist mill machinery. The property also retains the dam and earthworks constructed as part of the mill complex on the southern portion of the property. The mill is one of the largest, and oldest surviving structures in Lotus and is believed to be the oldest surviving mill in Manvers Township.

Grist mills have existed in various sizes and output capacities across Upper Canada since the eighteenth century, and were typically built with similar design standards. Many grist mills from the late 1700s, early 1800s were vernacular, functional structures, with designs that opted to incorporate practical elements to maximize grist output, rather than favouring aesthetics. Mills were designed with the needs of millwrights taking precedence, ensuring that the resources that surrounded the site could fulfill the purposes of construction of the mill. Variables such as height and width therefore varied, as well as exterior cladding; however, most grist mills from the time tended to be rectangular structures with gable roofs.

During the late eighteenth century, policies enacted by the Crown allowed for favourable trading conditions between Upper Canada and Europe, and one of these highly traded goods was flour. The government in Upper Canada had encouraged the erection of grist mills as a method of stimulating economic and population growth, even ensuring that mills be expanded by allowing for private ownership and operation. Prior to this, the vast majority of mills were owned and operated by the Crown. The shift to allowing for private ownership and operating of mills came as direct result of the crown requiring to meet an increased demand for milled flour in North America and overseas.

Though there is not much known on how government-owned and operated mills were designed and shaped in the eighteenth century, it is assumed that they were similar to mid- nineteenth century century mills. The majority of these buildings were rectangular structures with gabled roofs, but they varied greatly depending on the experience of those who constructed the mills, as well as the materials that were locally available. However, given the ready availability of timber throughout Upper Canada, most of these mills were constructed using square or round timbers atop of stone foundations, and were generally a maximum of two-and-a-half storeys tall. While it is commonly believed that these mills were small in size, there were certainly exceptions, with some mills being up to three storeys tall or higher.

In addition of providing economic development through trade and flour for settlers, a central part of the nineteenth century diet, , the notion of mills being integral to the establishment of communities was one that was endorsed by the crown and was a well-known strategy for fuelling population growth and settling areas in Upper Canada with non-Indigenous settlers at this time. In a letter penned in 1791 to then-Secretary of State for Foreign Affairs Lord William Wyndham Grenville, Lieutenant-Governor of Upper Canada John Graves Simcoe was quoted as saying:

“I have to propose that the government shall also furnish the necessary materials for some grist and sawmills to be erected in spots carefully selected for that purpose and of which the government shall become the proprietor and shall be let by public auction for such terms and under such stipulation as shall appear most proper - The Grist mills are universally necessary and will be a great inducement to speedy settlement of lands in their vicinity.”¹

It was during this time that perhaps the most important contemporary work on the construction of grist mills was published. This publication was a book written by Oliver Evans called *The Young Mill-Right Miller's Guide*, published in 1795. Evans, a Philadelphian inventor, is credited as being the inventor of the automated grist mill, and is also widely known as the grandfather of refrigeration for his theories around vapour compression. In his book, Evans wrote about designing grist mills to better optimize their grist outputs. The book outlined and provided plans for construction, operation, maintenance, and design, as well as providing revolutionary ideas about preventing damage or loss of mills. One of these ideas was that mills should be constructed further away from dams to prevent mills from being swept away or flooded during spring floods. His ideas were widespread and were influential in transforming the industry of grist milling to one that was more automated than it had been prior to the late eighteenth century.

Prior to automation in the grist milling industry in 1795, grist milling required a significant amount of manual labour in addition to the operation of the mill. This manual labour often required several millers to ensure that operations ran smoothly. Evans stated that there were seven major tasks in the operations of the mill that were conducted exclusively through extensive manual labour, which were: “[c]arrying wheat, hoisting it, taking it from the granary to the hopper, shovelling grist onto tubs, hoisting them, feeding the bolter and mixing the bolted material”². Often times, mills used up to seven men that were

¹ Quoted in Felecity L. Leung. *Grist and flour mills in Ontario : from millstones to rollers, 1780s-1880s* (Minister of Supply and Services Canada, 1981).

² Leung, *Grist and flour mills*.

responsible for each task. However, many smaller mills, particularly in emerging settlements in North America, could not afford hiring multiple millers, and labour was rationed for different operations, , slowing down the work and reducing output.

The influence that Evans' book had was immense, spreading throughout North America as well as throughout other parts of the world, and becoming widely available throughout the nineteenth century. The book went in-depth in describing how millers, regardless of experience level, could incorporate automated milling systems in their grist mills. Furthermore, it provided step-by-step instructions, plans, and drawings of grist mills, allowing detailed and thorough guides to create grist mills from the ground up.

When erecting and building grist mills, millwrights opted to incorporate elements to maximize their grist output ensuring to include design queues that allowed for things like better lighting and ventilation. Lighting was crucial to be able to move about through the mill. To allow for better movement, as well as to prevent any easily avoidable accidents from taking place, many grist mills from the time period utilized a considerable number of large windows, with some millers even incorporating dormers to allow for better light to come through from the roof of the building. These were often double hung windows to allow for better ventilation and airflow as fine flour particles were rampant in the air.

Furthermore, most mills aimed to ease the loading process of heavy sacks of flour, doing so by adding doors one above another at the end walls of each storey. These also ensured if a piece of machinery was to be replaced, the equipment can be moved in and out more effectively and quickly.

Early mills were generally consistent in their design and massing, typically large, rectangular structures built from wood or stone built atop stone foundations. Most featured gabled roofs, though gambrel or hipped roofs were occasionally used. Their generous size was essential to accommodate the extensive machinery required for milling operations, storage, and comfortable movement within the space.

To support the complex mechanical systems essential to milling, these larger, gabled structures allowed for the installation of automated machinery such as grain elevators, spouts, chutes, conveyors, and drills, which connected various machines seamlessly. For example, grain elevators would push grain from one storey to the other via the use of conveyor belts and buckets. These elevators, and all the other automated systems, worked from power generated by the water wheel and significantly reduced the taxing manual labour that was previously required prior to the advent of automated systems. By the mid-nineteenth century, these features became standard across most mills. The

gabled design also provided the necessary vertical space for pulleys and other equipment, which could be installed at greater heights, enhancing the efficiency and functionality of the milling process

The majority of mills utilized locally sourced materials for the construction of the mill structure. The majority of mills were timber-framed with wooden interiors and cladding with the materials sources from locally-harvested timber which was available in large quantities in most areas of Upper Canada. Exterior cladding was typically in the form of board and batting or clapboard. The foundations of mills tended to differ depending on the location of the mill, and solidity of the ground. If the mills were to be constructed on heavy rock such as bedrock, its stone foundation would be more secure. However, if built atop looser land, the construction of its foundation required more attention, typically with the addition of something referred to as a water apron, which was necessary to keep water away from loosening the land.

Many of the materials and machinery that were involved in operating the mill did not come locally or from Upper Canada, but rather from the United States, England, or France because Upper Canada did not have the necessary manufacturing capacity to produce them in the early to mid-nineteenth century. Metal equipment such as shafts, flour bolts, grain cleaners, and mechanical knockers tended to be imported from the United States and England where there was significant manufacturing capability for these products. Grinding stones, the parts that converted grain to grist and known as millstones, were often made from French Burr, which was quarried in northern France, then shipped to Quebec, where they were transported to grist mills, often by oxcart. These resources were expensive, often requiring millwrights to finance the construction of mills by getting hefty loans, have the backing of financiers, or mortgage their own properties.

Dams were often considered the most integral part of running mills. Dams played an important role in channeling water towards water wheels, allowing for the ability to manage the speed and flow of the water. Water wheels generated driving power using flumes, canals that carried water to the water wheel, allowing them to spin, and generating power that resulted in the operating of machinery in the mills, most notably the grind stones. There were a wide variety of waterwheel types, however, Frog Pond Mill is said to have utilized a type of horizontal water wheel known as a tub-wheel that was submerged at Frog Pond. Tub-wheels were far cheaper to install as compared to vertical water wheels, and were suitable for smaller falls, but did not generate as much power as their vertical counterparts. This mechanism often did not require a dam to operate but were often used alongside dams to maximize power generation. They were considered simplistic as they could often be connected directly to grinding stones.

Taking into account the broader trends in grist mill design and construction in Upper Canada, Frog Pond Mill is representative of grist mill constructed in a small rural hamlet at this time. The mill is similar in its design and technical elements to similarly-sized grist mills in southern Ontario and the northern United States during the same time period, including Needler's Mill, in Cavan, constructed by Adam Scott Sr., the father of the Adam Scott who built the mill at Lotus, and which remains extant. The subject property is demonstrative of the types of mills constructed in small hamlets such as Lotus in rural Ontario at this time through its size, construction materials and machinery. At one time, mills such as this were a common feature in communities throughout southern Ontario, although many have since been demolished as they have become obsolete. The subject property was converted into a residence in the late twentieth century but retains a large percentage of its original features that define it as a grist mill from the mid-nineteenth century. It is believed to be the oldest surviving grist mill in Manvers Township, which at one time, would have boasted a large number of similar mills throughout its rural hamlets and villages.

The mill is a large rectangular structure with a stone foundation, gabled roof, large windows, and board and batten cladding. The structure reflects common features of traditional mill design, evident in its functional layout and industrial elements. Key characteristics of its original use as a mill remain, including the visible shafts, gears, pinions, and pulleys on the rear elevation, which highlight its historical role. Remnants of earthworks and dam infrastructure on the property further reinforce its milling origins.

The building has undergone modifications to serve as a residence. Large windows on the northeast and southwest elevations now allow natural light throughout the interior, utilizing original mill openings for residential purposes. Modern additions such as a wooden porch and sliding doors at the rear have been integrated to accommodate residential needs while preserving the structure's original character. This approach maintains the building's historical integrity within a contemporary residential context.

Some elements, such as the exterior board and batten cladding, the renovation of several windows in place of doors, a second storey with stairs leading to it, and the inclusion of a few creature comforts such as climate control, have been added in recent decades; however, many elements of the interiors, framing, and machinery are still original. These renovations were required in order to make the mill a livable space after it had been sitting vacant and abandoned for over sixty years after the mill ceased operations in the early twentieth century. The wooden cladding on the interior and the floors are both from when the mill was originally constructed, as well as the masonry foundation, which can be seen at the rear and side elevations of the property. Original hand-hewn beams are still used and visible throughout the property.

At the rear portion of the lot, the original dam created by Adam Scott Jr. is still extant. Located south west on the 1-acre parcel of land, the dam is directly next to where the original undershot waterwheel was located, allowing water to be channelled from that dam to the wheel, maximizing the power generated for the mill. Both the dam and the waterwheel were built along Frog Pond, which runs along the western portion of the parcel of land.

Overall, the property, with its size, and elevations incorporating several windows, is a representative example of a wooden grist mill constructed in the mid-nineteenth century. As with the majority of rural industrial buildings constructed at this time, its architecture prioritized visibility, ventilation and the use of local materials, as well as automation of grist milling. With its stone foundation, original framing, floors, and walls, it demonstrates the advancements in mill construction made throughout the first half of the twentieth century and, despite its conversion to residential use.

Historical and Associative Value

204 Ballyduff Road has historical and associative value as the former mill for the hamlet of Lotus in Manvers Township. As the former mill for the local area, it played an important role in the establishment of the hamlet as a primary industrial site. It also holds historical value through its association with Adam Scott Jr., who built and operated the mill in the middle of the nineteenth century. This mill led to the economic development of Lotus, attracting families and businesses to settle in Lotus, and was also one of the three big mills in Manvers. Adam Scott Jr. served as the Reeve of Manvers Township during the 1860s and was well-known in the community during this period. It has additional associations with the Matchett family through its early owner Letitia Matchett, whose husband Thomas, an Omeme businessman, served as the first Member of Provincial Parliament for Victoria South.

The mill was constructed in the middle of the nineteenth century by Adam Scott Jr., who was an important member of the community of Lotus during this time and whose family's history speaks to the history of mill development in the broader region. Adam Scott Jr. was born in Smith's Creek, now Port Hope, in 1818 to Adam Scott Sr., a miller, and Patricia Ann Mann. The elder Scott was born in 1794 in Scotland and immigrated to New York around 1812. He later moved to Upper Canada where he met and married Patricia Ann Mann and eventually settled along the shores of Otonabee River in present-day Peterborough County, becoming some of the area's first settlers. With experience in milling and building mills in Scotland, New York, and Smith's Creek, Scott erected a grist mill and sawmill in 1818; both mills were built in the same building along the Otonabee River on the site of what would eventually become Peterborough. The couple would start a family and have six children; Margaret Scott, who died as an infant, Adam Scott Jr., Jeanette Scott, James Scott, Walter Scott, and Elizabeth Scott. As they aged, Scott enlisted the help

of his sons to assist with his business, which would ultimately lead to their involvement in the industry in the region.

Scott became well-known as the local miller, a vital job in any settlement. However, the Scott family were also a widely respected family in the area for their contributions to helping recently-arrived Scottish immigrants. The elder Scott had a reputation for generosity as his granddaughter, Mary Medd, wrote in a memoir:

“My grandfather [Adam Scott Sr.] was a very hospitable man and was never so happy as when sharing his loaf with some of the new people who were constantly arriving from the old country [Scotland]. Grandmother Scott had a large stove oven to bake their bread in, and often when it was baking day she thought she had a nice batch of bread to fall back upon for use, grandfather would give half of it away to some of the fresh arrivals who had not been able to settle their homes and get in touch with their surroundings. I suppose his big heart got the better of him, and he forgot poor grandmother had to bake all the bread, as there were so few settlers she would not have the help she would need.”³

Within several years of building his mills, a small settlement had grown up around them known as Scott’s Plains, including the Scott family and their employees. However, in 1825, the settlement changed drastically with the arrival of the Robinson settlers, a group of Irish Catholic settlers who came to Canada as part of an assisted immigration scheme under the direction of politician Peter Robinson. The settlers were brought to Scott’s Plains, later renamed Peterborough after Robinson, as the staging point for the distribution of land grants throughout the region.

The arrival of new settlers to the area brought with it the arrival of disease, including typhoid, which killed substantial numbers of people in the settlement including Patricia Mann, leaving her husband with the care of their 5 children. Adam Scott Jr., the eldest of the living Scott children and 7 years old at this time, also contracted the disease but survived. After his wife’s death, the elder Scott relocated with his children to Port Hope, leaving day-to-day operations to be run by his business partner Charles Fothergill. The mills were sold to Major Robert Hamilton and Thomas Fortye in 1834 but burned down due to an accidental fire in the following year.

In 1830, three years after leaving Peterborough, Adam Scott returned to Peterborough County, and built another mill, this time in Millbrook. It was here

³ Quoted in Robert Scott Dunford, *Adam Scott master millwright 1796-1838* (Peterborough: Smith-Ennismore Historical Society, 2003).

that he and his son, Adam Scott Jr., who was becoming increasingly involved in the milling business, built another double mill and dam along Baxter Creek. The mill was a large structure and was instrumental in the development of the area and Millbrook as a hamlet within Cavan Township. A portion of this mill was moved to help create a newer mill and can be seen today, known as the Needler's Mill, a designated heritage building in the contemporary Township of Cavan-Monaghan. By this time, the Scotts were a well-known family, best known for their ability to erect high quality and effective grist mills in heavily-forested areas. Several of their more prominent mills including the Omemee grist mill, built for William Cottingham, and several mills at Rice Lake, including one near Bewdley.

The idea that mills were integral pieces of infrastructure in early communities in Upper Canada was recognized by the Scotts. For example, Mary Medd noted in her memoir:

“Grandfather moved to Cavan and he and my father [Adam Scott Jr.] purchased a tract of land with a mill privilege on it. They went to work to clear up the land, but at that time there was no road that teams could travel if they built a mill there. But in order to induce them to build a mill there and for their own accommodation coming to and from this mill the neighbours all turned out and cut a road to the boundary with my father's help and made what they called a corduroy road by cutting down large cedar trees and placing them side by side till their road was completed out to the boundary between Cavan and Monaghan. And then they started to build their mills.”⁴

The Scott family remained in Millbrook from 1830 to 1838, helping to establish the community as a mill settlement and economic hub in Cavan. However, in 1838 while returning from visiting the McCabe family, the in-laws of the Jeanette Scott, one of the Scott daughters and fellow millers who owned and operated a mill in Ballyduff in the adjacent Manvers Township, the elder Scott drowned in his mill pond after being caught in a storm and falling through the ice; the then 19-year-old Adam Scott Jr. found his father's body. After his father's death, Adam Scott Jr. took up the running of the mill in Cavan. Two years after his father's death, Adam Scott Jr. married Elizabeth Holmes on March 6, 1840. The couple had 8 children, of whom 4 died in infancy and childhood. In 1847, one died of drowning, after being caught between a water flume and a bark filtering grate at their mill in Cavan, at the age of 4. The other died at the age of 9 some years later while sledding, colliding with a stump of a

⁴ Quoted in Dunford, *Adam Scott*.

felled tree; suffering from a fractured skull, he succumbed to his injuries after four days.

These tragedies, coupled with Adam Scott Jr. contracting a bad cold from which he nearly died and took 6 months of bed rest to recover, led to the Scott family leaving Cavan for Manvers; it believed that the move was, at least in part, to help Scott and his wife Elizabeth to gain closure from the loss of their children. In 1851, Scott purchased 99 acres of the north half of Lot 4, Concession 5 in Manvers Township, which was then part of Durham County, from Letitia Hughes. The land was surveyed in 1850 by William Wallbridge, a provincial land surveyor, who determined that a one-acre portion of land on the 100-acre property was deemed acceptable for milling.

The 100-acre property was originally sold to Letitia Jane Hughes by the Canada Company, a private land and colonization company that had purchased 2.5 million acres of land in Upper Canada from the Crown. Hughes married Thomas Matchett, a businessman from Omemee, in 1850; Matchett owned a successful pharmacy in Omemee and eventually served as the Liberal Member of Provincial Parliament for Victoria South from 1867 to 1871. Thomas Matchett was the brother of Robert J. Matchett, who had married Jeanette Scott, one of Adam Scott Jr.'s sisters. It is likely that Adam Scott was able to purchase this parcel of land through this relationship and, from this purchase, erect a mill. In 1854, the Canada Company would deed an additional 100 acres of the southern half of Lot 4, Concession 5 to Adam Scott, giving him ownership of the majority of the lot.

The property originally had a creek passing through it, opening out into a large pond which was named Frog Pond; the area was initially named "Frog Pond" for this geographic feature. To allow for waterpower to reach the mill site, earthworks and a dam were built to divert and direct the water and a water wheel – likely an undershot or horizontal water wheel – was installed towards the rear of the 1-acre property. It is believed that Scott was able to erect the sawmill in 1850, the same year he had purchased the property. The mill became one of the three big mills that operated in Manvers Township, one being Preston Mills, located west of Bethany and was owned by Porter Preston. The other by James Foster, was located on Concession 6, Lot 5 a parcel of land across of Adam Scott's Mill. Like Scott's mill, Foster's mill also operated both a saw and grist mill, powered from Frog Pond.

By 1858, Scott had erected both a lumber and grist mill on the property as well as sawmill on a 20-acre parcel of land owned by his brother-in-law, William McCabe on Lot 3, Concession 5 in Manvers, a parcel of land located directly west of Scott's property and adjacent to the developing hamlet of Lotus. McCabe operated a carding mill and was successful in his business endeavors. It is believed that, through him, Scott gained significant amount of funding for

his mills. According to census information from 1858, Scott's occupation is listed as "Miller", meaning that his grist mill was erected on Lot 4, Concession 5 by this time. It is unclear when exactly the grist mill was constructed on the property, but it was likely in the early 1850s soon after Scott purchase the lot, making it one of the oldest structures in Lotus and likely the oldest surviving structure of this type in Manvers Township.

Overtime, Scott's mill drew many people to Frog Pond, establishing it as a hamlet and economic centre in the region. The mill was the community's major industry and supported its economic growth., Others built homes near by and started businesses of their own, with the hamlet and surrounding rural area supporting "a blacksmith, weaver, lumber merchant, shoemaker, innkeeper, mechanic, carpenter, clothier, shop keeper, miller, tanner, wagon maker, church, and school."⁵ By the end of the nineteenth century, the hamlet had a population of around 150 people. Some individuals at this time established businesses on the same property as Scott, most notably Leonard Myers, a blacksmith and Matthew Ferguson, a weaver. This community of settlers changed the name of the hamlet from "Frog Pond" to "Scott's Mills," later to "Scottville," and ultimately "Lotus," with Scott even serving as the township's Reeve for a period of time.

Despite the success of the mill and the growing community, Scott faced further hardships, as described by Mary Medd in her diary:

"He [Adam Scott Jr.] was one of the bravest men I ever know and the most patient and most ambitious, but a man who had all sorts of bad luck...He bought a hundred and seventy-five acres of land covered with timber, with water privileges on it. He built a house to live in, and then went to work with a gang of men to build two dams on this water privilege. One dam 15 feet high for a grist mill and a second dam lower down on which he built a sawmill later on, and then he built a carding mill and then an oatmeal mill on the same waterpower. A most unfortunate arrangement for him for through the carelessness of a drunken oatmeal miller, the whole three mills [sawmill, carding mill, and oatmeal mill] were destroyed by fire, and the insurance had expired three days before, so that it was a total loss to my father of a thousand dollars."⁶

Due to this loss, Scott was in dire financial straits. Unable to afford to recuperate from a loss of this magnitude, Scott came to an agreement with his brother-in-law, William McCabe and a quitclaim was filed on Nov 6th, 1863,

⁵ Manvers Township Historical Society. n.d. "Lotus." *Manvers Township Historical Society*. <https://lgk.one.mybluehost.me/lotus-2/>.

⁶ Quoted in Dunford, *Adam Scott*.

allowing McCabe to take over the property, as well as run the grist mill. Furthermore, in 1875 Adam and Elizabeth Scott transferred their remaining properties in Lotus to their son, James Scott. Like his father and grandfather before him, James Scott was also a sawyer and was the only surviving son of Adam Scott Jr.; he was only 26 at the time of the properties were transferred to his name.

After the sale of the property, it is unclear as to exactly where Scott moved, although some sources claim he retired with his wife to Millbrook. The 1871 census shows him living in Hamilton Township and it is possible that he had returned to the Bewdley area to operate the Scott mill on Rice Lake. On March 24, 1886, Adam Scott Jr., died at the age of 68 in Millbrook. An obituary was published by Lindsay's *The Canadian Post*:

“On Tuesday week Mr. Adam Scott passed to his last rest at the age of nearly 70 years. Deceased was a son of the late Adam Scott of Peterboro, who built the first grist mill in this part of the country, on the present site of Denne’s mills. Adam Scott, jr. was, like his father, a millwright, and built in succession Cottingham’s grist mills at Omemee, the Canada mills, Scott’s mills in Manvers, and the mills at the head of Rice Lake. He was a resident of Peterboro over 50 years ago. He married a sister of Mrs. Samuel Dickson of Peterboro. He was well-known throughout the whole Newcastle district. For the past twenty years he lived in Millbrook. His last illness, of only a week’s duration, was inflammation of the lungs.”⁷

After the transfer of the property, the McCabe family controlled the property as well as the grist mill, the only structure to survive the fire. At a certain point, horse stables were erected on the north-western portion of property. The 1-acre parcel of land where the grist mill was located, was purchased by James Gray in 1907 and was under the Gray family’s ownership for several years. At some point, the mill ceased operations and the property was left abandoned for over sixty years before it was bought and renovated as a residential property.

Not only does the property have significant links to the Scott family, but it also played an important role in the development of the hamlet of Lotus in Manvers Township. As mill owners and operators, the Scott family built mills which contributed to the growth of several communities both within Kawartha Lakes and in the broader region, including Peterborough, Omemee, Bewdley, Millbrook and Lotus itself. Through their expertise in milling, the Scott family provided economic growth for the hamlet of Lotus as well as being dedicated

⁷ “Millbrook.” *The Canadian Post*, March 27, 1886.

to the supplying of grist to those that moved and settled in the area, being vital in the foundation of Lotus.

Contextual Value

204 Ballyduff Road has contextual value as a local landmark as well as being instrumental in the development of Lotus as the first grist mill in the area. Known locally as Frog Pond Mill, for its local on Frog Pond, it was one of the first structures erected in the area and is believed to be the oldest extant nineteenth century grist mill in Manvers Township. It maintains and supports the character of Lotus as a hamlet are within rural Manvers Township as the settlement's primary industrial building, although it no longer operates in this capacity. The establishment of the mill allowed for the development of the hamlet in this area and it is historically linked to its surroundings as a key driver of this development in the middle decades of the nineteenth century.

The hamlet of Lotus is located in rural Manvers Township at the intersection of Lots 3 and 4 of Concession 5 and 6. Early agricultural settlement began in this area of the township in the 1830s and 1840, but the hamlet itself did not begin to coalesce around this location until the construction of the mill, the subject property, by Adam Scott in the early 1850s. The mill was located on Frog Pond, a naturally occurring waterway that ran through the area, and was identified as a mill site for the area.

The hamlet developed over the next several decades to include the mill, a range of residential properties, businesses and several rural industries including the grist and saw mills on the subject property, as well as others commonly found in rural areas at this time such as a carding mill and blacksmith's shop. By the end of the nineteenth century, the hamlet was the location of a rural post office with a daily stagecoach to Pontypool, a Methodist church, and a school house serving a population of around 150 people in the hamlet itself, as well as the population in the broader area.

The hamlet of Lotus still exists but significantly diminished from its late nineteenth century heights. Centred on the intersection of Ballyduff Road and Lotus Road, the hamlet contains a range of residential properties, many of which date to its primary period of development. There are no remaining historic businesses in the area, although some of the buildings they operated from are still extant and serve other purposes. The church and school are also still extant but have been converted to residential use. Nevertheless, the hamlet retains its distinct character as a historic settlement site, separate from the surrounding rural agricultural landscape in the southwest corner of Manvers Township.

The subject property, as the former mill, has a specific historic link to the development of the hamlet as the site of its primary historic industry.

Historically, the mill is the reason that the hamlet developed in this location; in the nineteenth century, it was widely recognized that the presence of a mill allowed for and promoted the development of concentrated settlements within rural areas and this is what occurred at Lotus when the mill was established in the early 1850s. The historic buildings that primarily form Lotus as a hamlet are in this location because of the presence of the mill and the subject property is historically linked to the rest of the hamlet as the primary economic driver that attracted settlers to the area and allowed for it to develop and flourish in the second half of the nineteenth century.

The property also supports the character of Lotus as a settlement site in the broader rural region. Located just to the southwest of the intersection of Ballyduff Road and Lotus Road, the mill sits on the western edge of the hamlet and forms its western boundary. The character of Lotus as a hamlet and settlement site within rural Manvers exists because of the diverse collection of buildings clustered in the area, representing residential, institutional and commercial uses. This includes the mill, as the primary industrial building in the hamlet which marks the community out not just as a hamlet within the township, but also as a mill settlement which supported and contributed to the economic growth of the township as an agricultural area. The mill is an integral aspect of the hamlet, both from a historic perspective but also in the contemporary context where it supports its historic character.

The mill is also a landmark property within the local area because it is well known as the former mill in Lotus. The property is difficult to see from Ballyduff Road and views of the mill are screened by vegetation, lessening its impact as a visual landmark. It is however, a historic landmark because of its community recognition. Known locally as Frog Pond Mill, the mill speaks to the history of the area, despite its conversion to a residential property, and it is recognized locally as the former mill and sole surviving major industrial building in the community. Its substantial economic impact on the development of Lotus further emphasizes its status as a historic landmark, something that is recognized in the present day.

Summary of Reasons for Designation

The short statement of reasons for designation and the description of the heritage attributes of the property, along with all other components of the Heritage Designation Brief, constitute the Reasons for Designation required under the Ontario Heritage Act.

Short Statement of Reasons for Designation

Design and Physical Value

204 Ballyduff Road holds design and physical value as a representative example of a mid-nineteenth century grist mill in Manvers Township. Built in the early 1850s, the mill retains original machinery such as pulleys, spur and cog wheels, shafts, gears, and pinions, as well as its stone foundation and gabled roof which are typical of mid-nineteenth century grist mills in Ontario. The property's design prioritized automation, ventilation, and visibility, with large windows and multi-storey doors to facilitate milling operations. Though renovated for modern use, the mill retains key original elements, such as hand-hewn beams, masonry foundations, and historic machinery, making it a notable example of a historic local mill in the hamlet of Lotus. It is believed to be the oldest surviving mill in Manvers Township.

Historical and Associative Value

204 Ballyduff Road holds significant historical and associative value through its connection to Adam Scott Jr., the son of millwright Adam Scott Sr., who was instrumental in the settlement and development of several communities in the region, including Peterborough, Millbrook, and Lotus. Adam Scott Jr., who served as reeve of Manvers Township in the 1860s, established mills in these areas, which were crucial to growth of settlement in the region. The construction of the subject property by Scott played an essential role in the development of Lotus as a settlement area in Manvers Township and was the community's primary industry and economic driver. It yields information regarding the development of mills in Manvers Township in the mid-nineteenth century and the role of mill sites in the development of rural communities.

Contextual Value

204 Ballyduff Road, known locally as Frog Pond's Mill, holds contextual value as a local landmark that played a pivotal role in the historic and economic development of Lotus. As the site of the first grist mill in the area, the property was instrumental in attracting settlers and spurring the development of Lotus as a settlement site within the broader rural region. It is historically linked to its surroundings as part of the historic development of Lotus in the mid-nineteenth century and helps define the character of the hamlet as a settlement site set apart from its rural surroundings because of the presence of the mill. Despite being hidden by dense vegetation today, the mill remains a

locally recognized site, known for its role in the development of Lotus and the surrounding areas.

Summary of Heritage Attributes to be Designated

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

Design and Physical Value

The design and physical attributes of the property support its value as a representative example of grist mill architecture in Upper Canada and Manvers Township.

- Symmetrical rectangular plan
- Board and batten cladding
- Gable roof
- Timber frame construction
- Rubble stone foundation
- Fenestration including:
 - Sash windows
 - Fixed pane windows
 - Former doors modified as windows
- Central entrance on the front elevation of the building including:
 - Small Verandah
 - Entrance Door
- Dam, earthworks and watercourse
- Extant milling machinery including:
 - Pulleys
 - Spur Wheels
 - Cog Wheels
 - Shafts
 - Gears
 - Pinions

Historical and Associative Value

The historical and associative attributes of the property support its value in the mid-nineteenth century development of the hamlet of Lotus in the mid-to-late 1800s, as well as its connection with Adam Scott Jr.

- Historic use as a grist mill
- Historical association with Adam Scott Jr.
- Historic value in the development of Lotus as a mill settlement

Contextual Value

The contextual attributes of the property support its value as a local landmark and its historic associations with the mid-nineteenth century development of the Lotus community.

- Location on Frog Pond within the hamlet of Lotus Relationship to the historic hamlet as a cohesive landscape
- The role that the mill played in the economic development of the hamlet of Lotus

Images











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