

# Urban Settlement Boundaries

Official Plan 2012 and General Amendment 13 Appeals

March 10, 2021



# Outline

- Purpose of Meeting
- Background & Key Events
- Proposed Modified Boundaries
- Proposed Candidate Sites
- Public Consultation & Response To Date
- Next Steps



# Purpose of Meeting

- Why are we here today?
  - LPAT Decision PL120217 et al (February 9, 2021) **ORDER:**
    - “The City of Kawartha Lakes **shall provide notice to the public**, by means acceptable to the City, that the Local Planning Appeal Tribunal is being asked to consider proposals that would have the effect of re-aligning the boundaries for the settlement areas of Bobcaygeon, Fenelon Falls, Lindsay, Omemee and Woodville, thereby removing from those settlement areas certain lands that are currently located within the settlement boundaries as shown in Maps 1 to 5 in Attachment B, Order 2 and those sites identified in Maps 1 to 5 as “Candidate Sites” in Attachment C (Candidate site for reassignment, potential removal and/or that may represent excess lands) in the Agreed Statement of Facts dated October 9, 2020, including the suggested revisions to the ‘Urban Settlement Area’ designation.
    - The City **shall provide a summary of the response** to the public notice.”

# Background

- Phase 1 Hearing (January 11, 2021)
  - Outstanding OP 2012 appeals
  - OPA 13 appeals related to the location of urban settlement boundaries
- Notice of Motion presented to LPAT seeking 2 Orders to bring into effect modifications to OP 2012 and OPA 13
  - Planning evidence provided to support policy modifications and to resolve settlement boundary disputes resulting in changes to OP Schedules A-2, A-3, A-4, and A-5
- LPAT will determine the exact location of the settlement boundaries

# Key Events



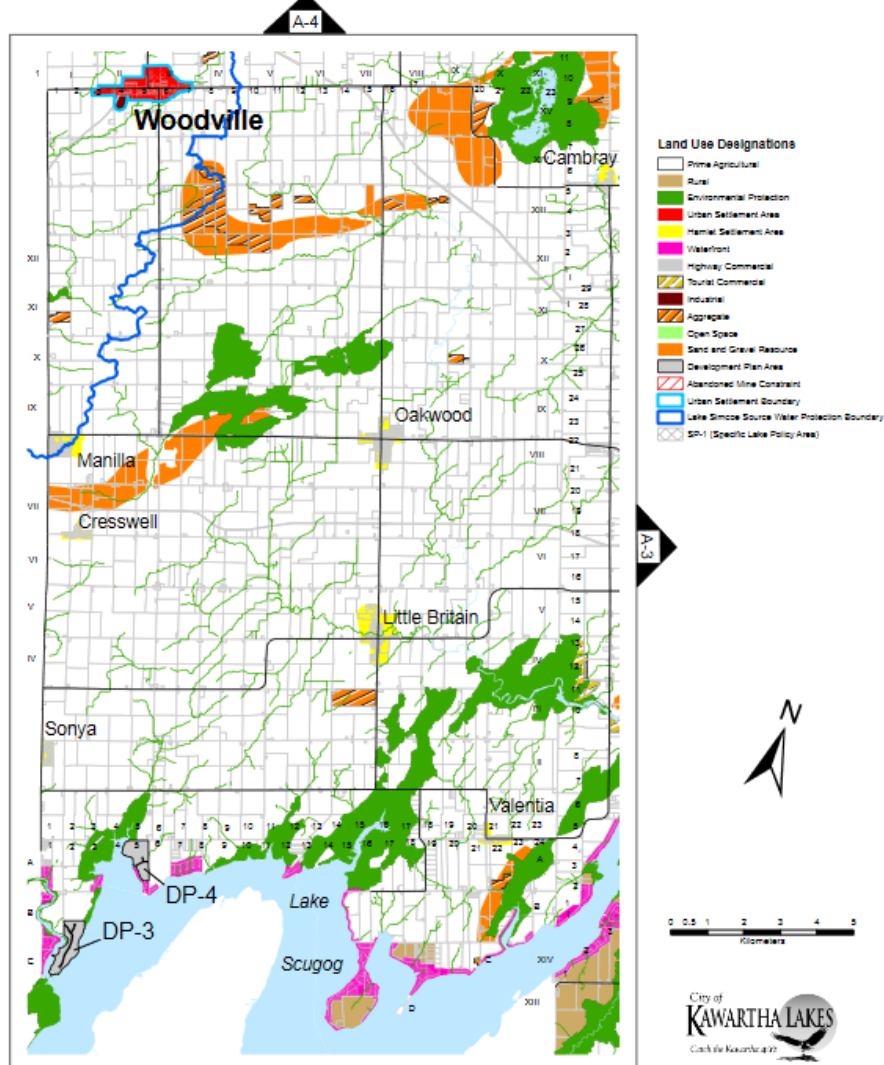
# OP 2012, Schedules A-2 & A-4

## City of Kawartha Lakes Official Plan

### Schedule A-2

March 17, 2011

(Geographic Township of Mariposa)

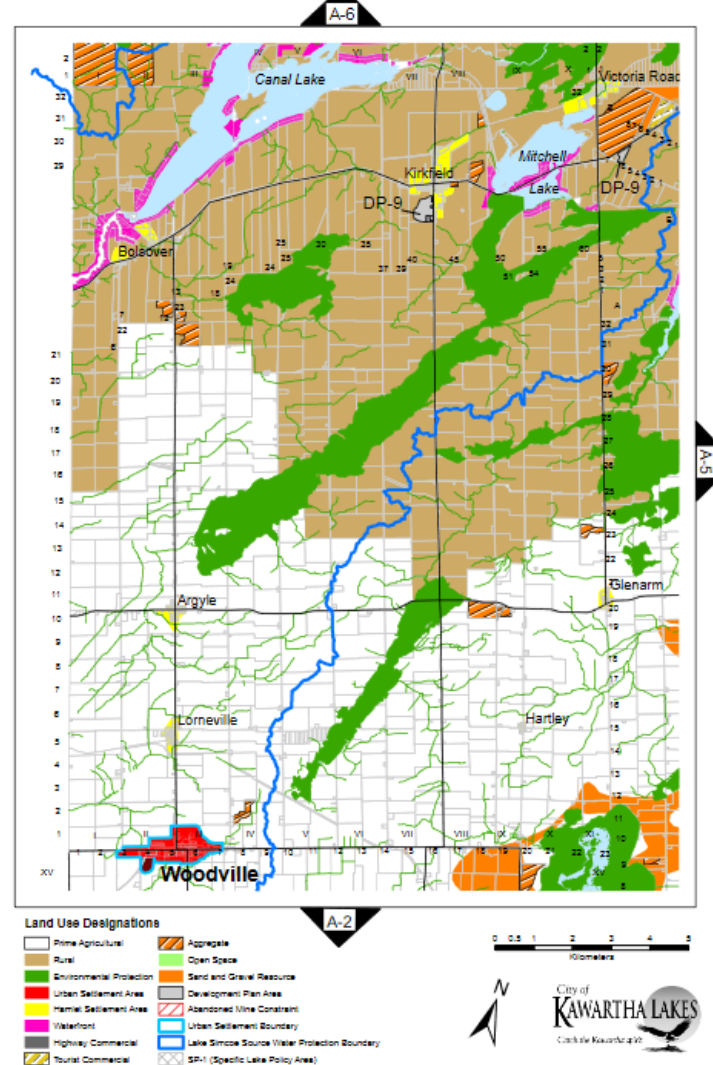


## City of Kawartha Lakes Official Plan

### Schedule A-4

March 17, 2011

(Geographic Township of Eldon)





# OP 2012, Schedule A-3

City of Kawartha Lakes

Official Plan

Schedule A-3

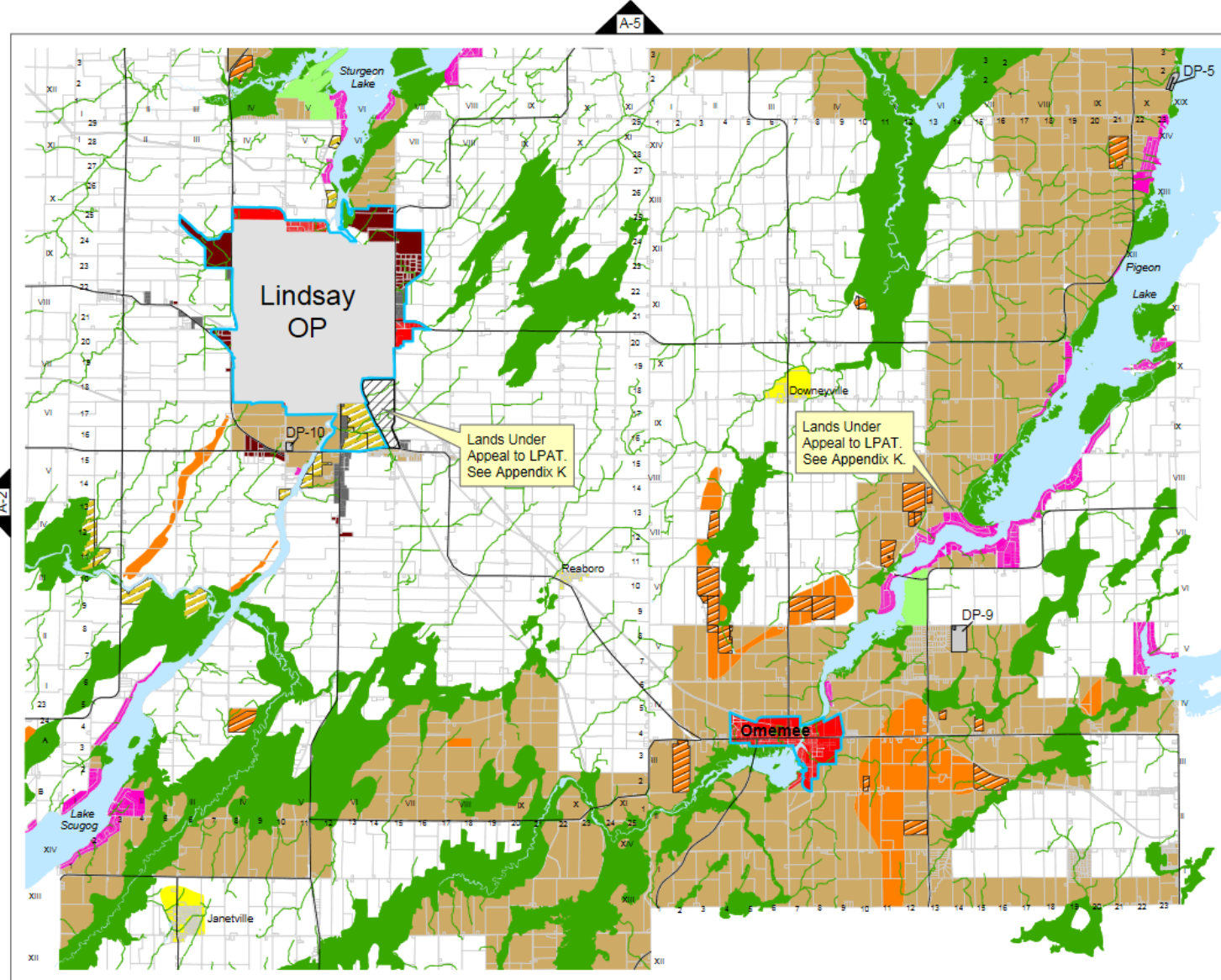
March 17, 2011  
(Geographic Townships of Ops and Emily)

## Land Use Designations

- Prime Agricultural
- Rural
- Environmental Protection
- Urban Settlement Area
- Hamlet Settlement Area
- Waterfront
- Highway Commercial
- Tourist Commercial
- Industrial
- Aggregate
- Open Space
- Sand and Gravel Resource
- Development Plan Area
- Abandoned Mine Constraint
- Urban Settlement Boundary
- Lake Simcoe Source Water Protection Boundary
- SP-1 (Specific Lake Policy Area)



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Kilometers



# OP 2012, Schedule A-5

City of Kawartha Lakes

Official Plan

Schedule A-5

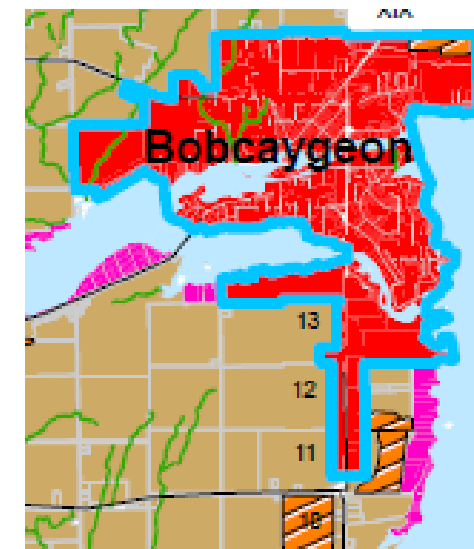
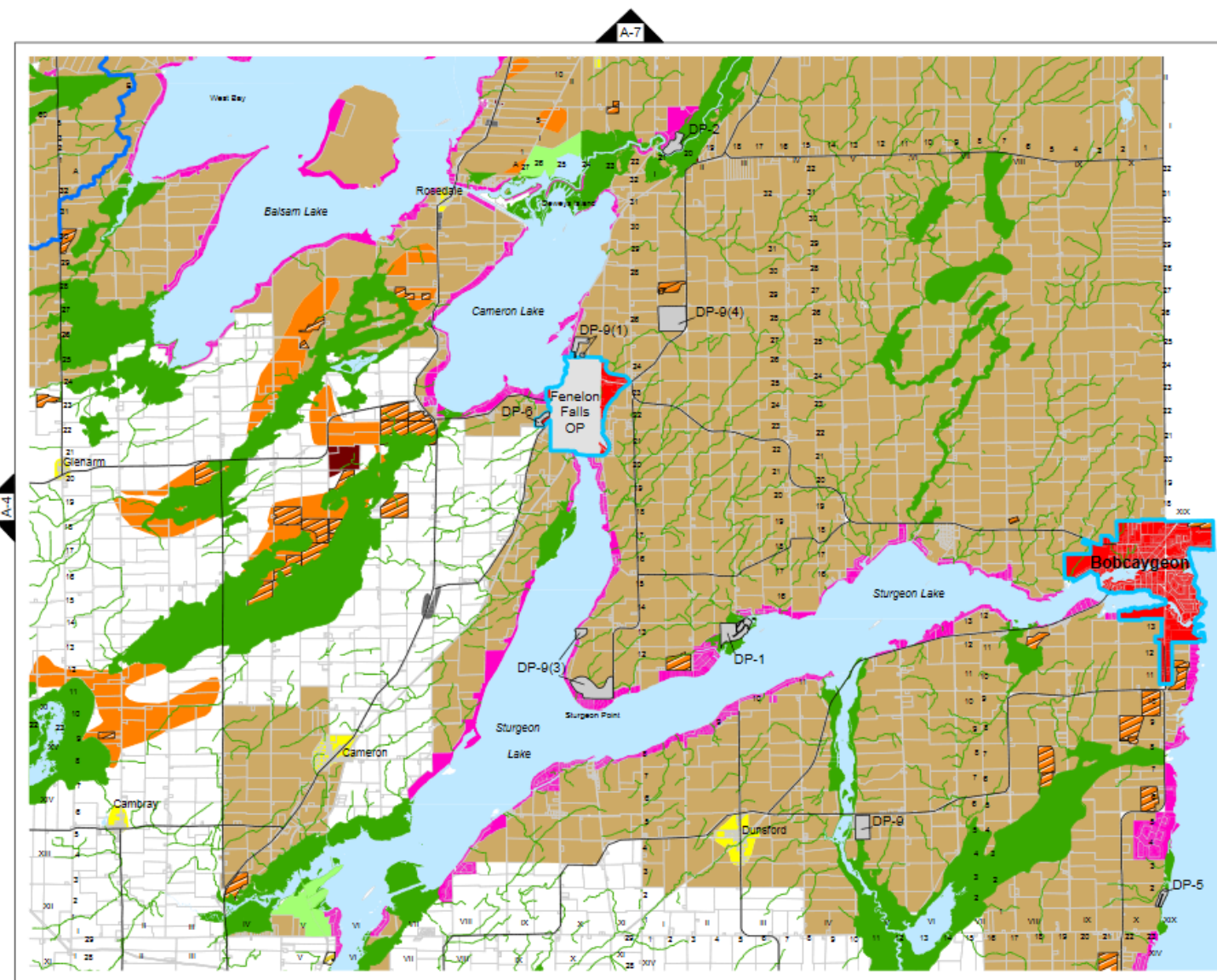
March 17, 2011  
(Geographic Townships of  
Fenelon and Verulam)

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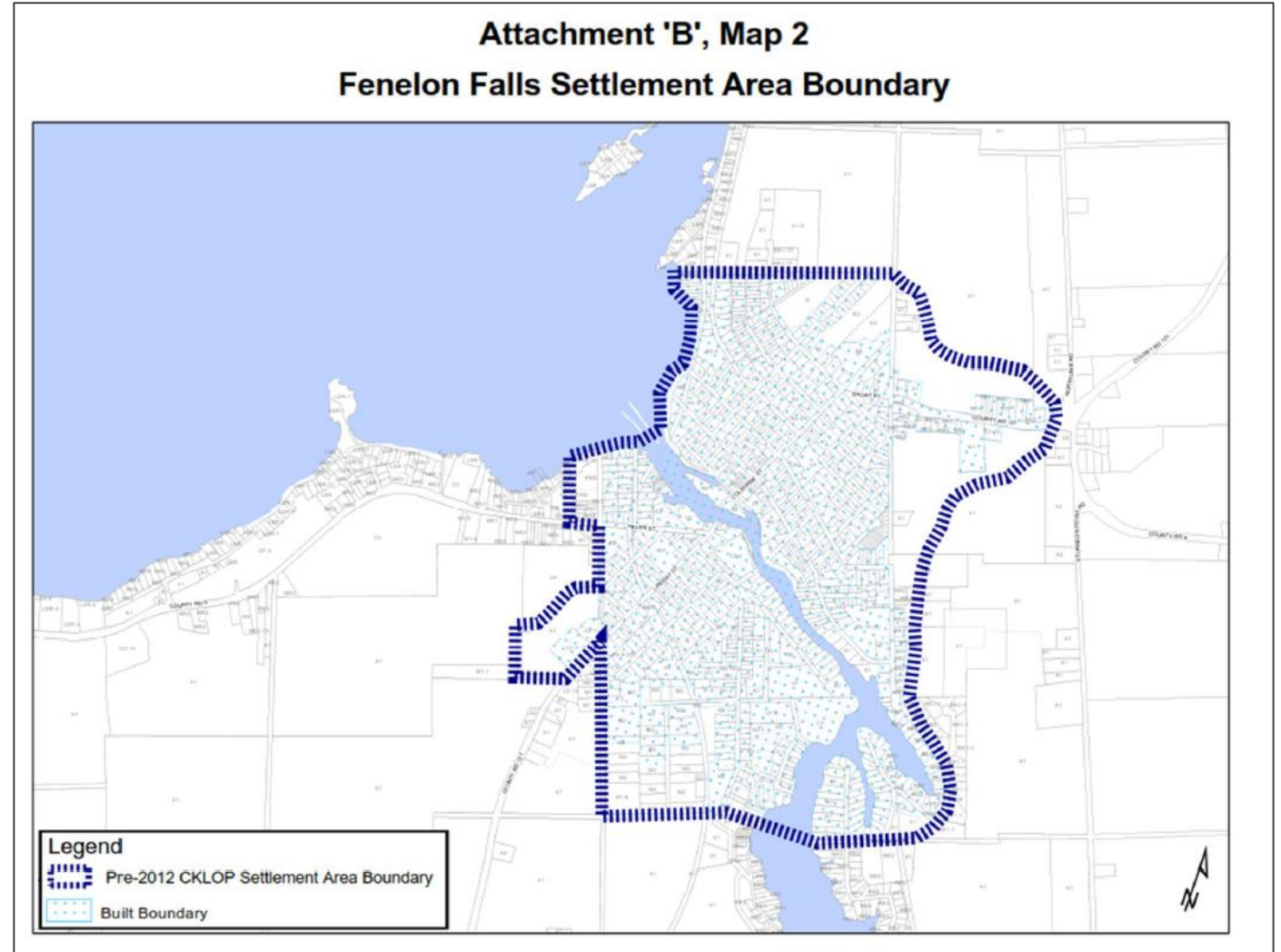
Urban Settlement Boundary

Urban Settlement Area



# Modified Boundaries

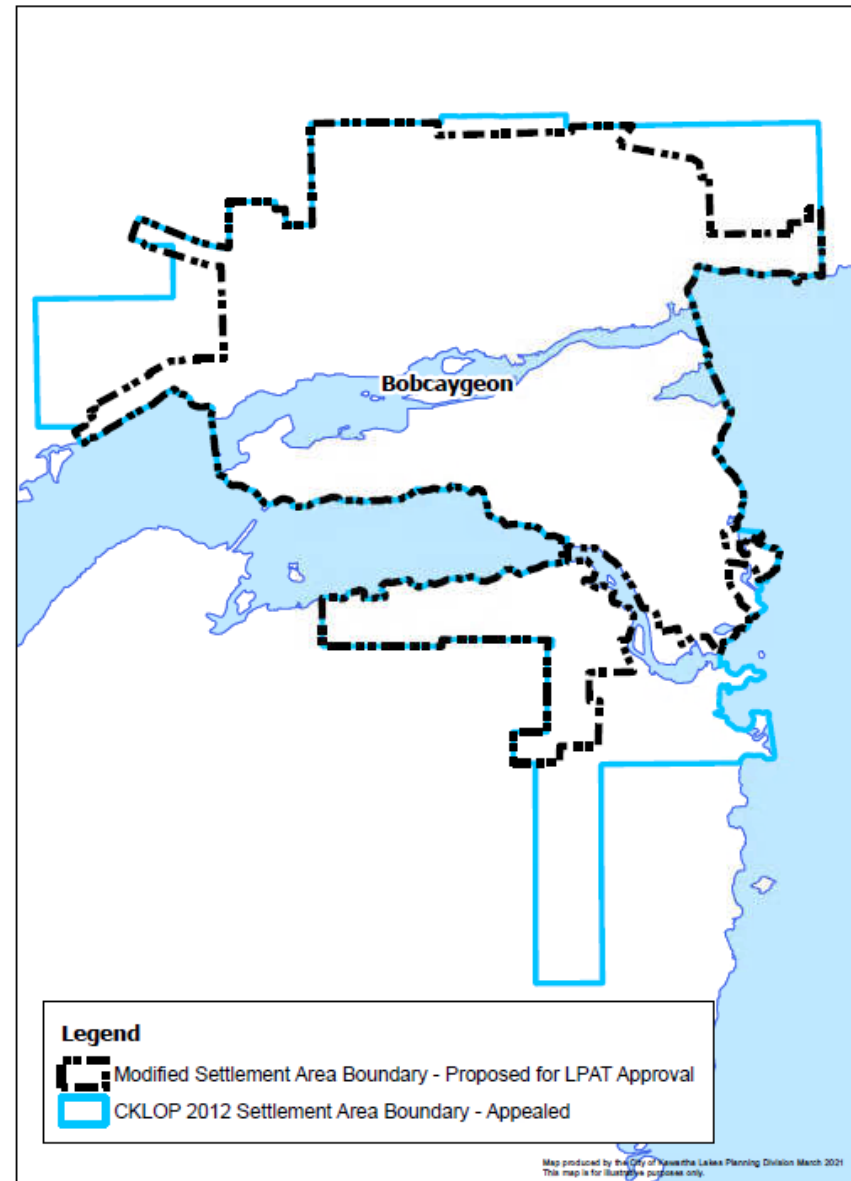
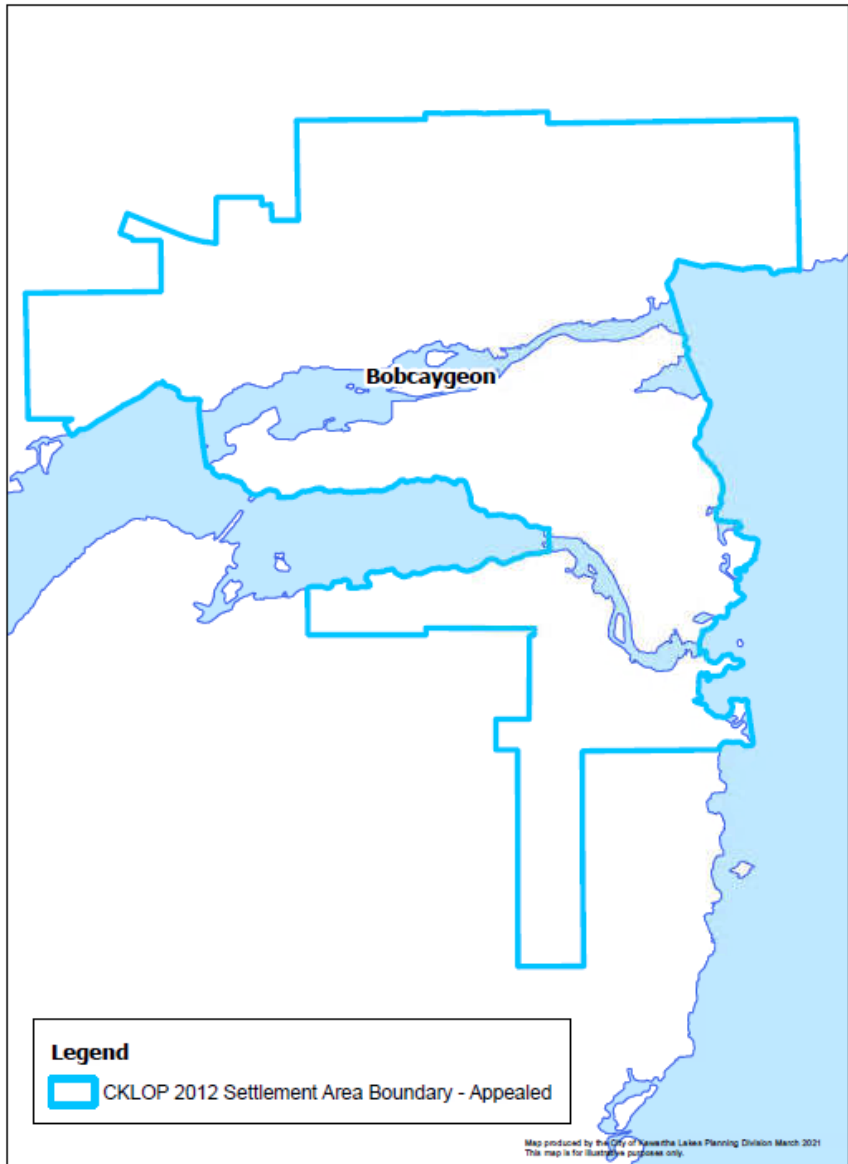
- LPAT is being asked to modify OP 2012 Schedules
- Proposed modified boundaries based on a 'Decision Tree' methodology
- Establishes Pre-2012 boundaries
  - Victoria County Official Plan as the basis
  - Analysis of Provincial policies
  - With consideration for provincially Delineated Built Boundary and other land use matters



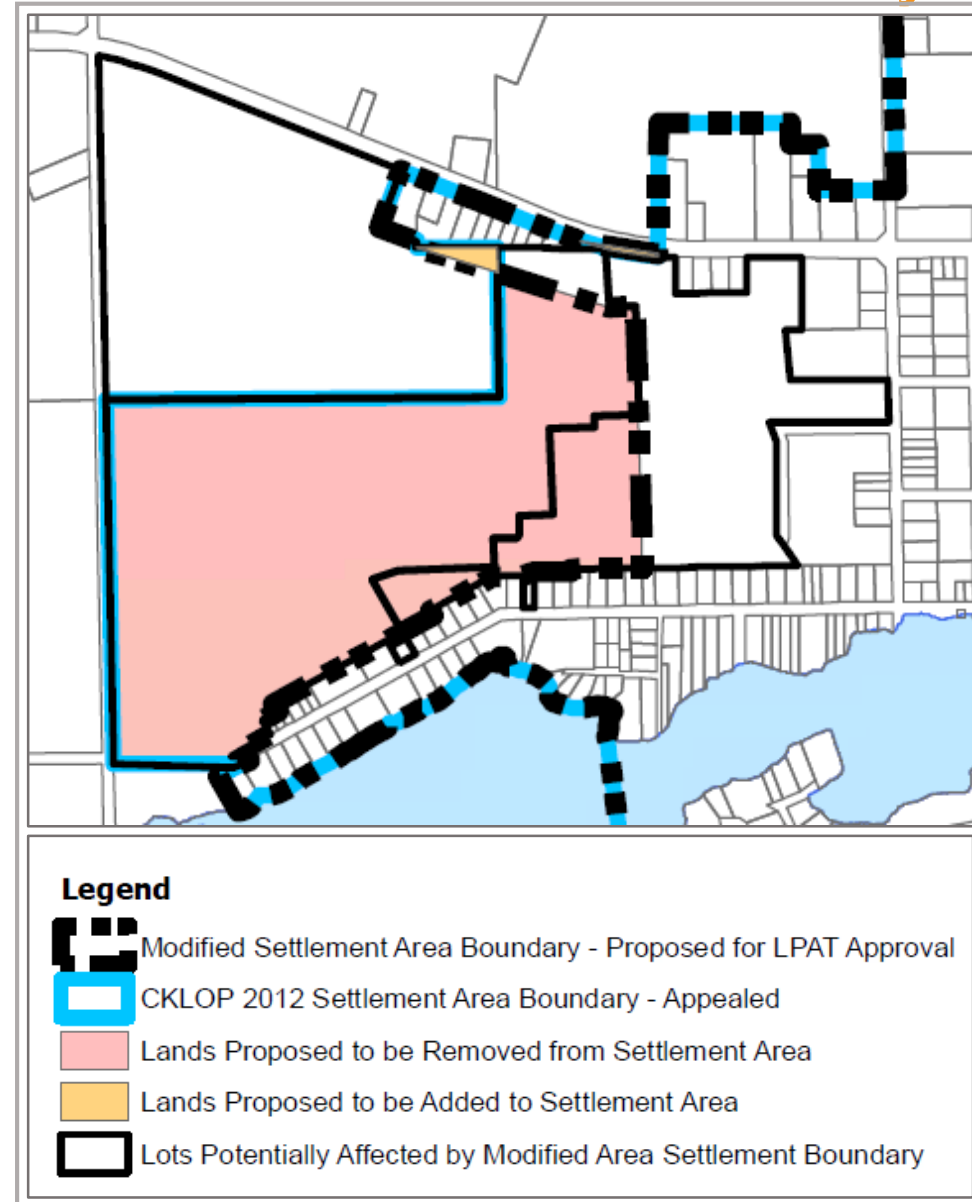
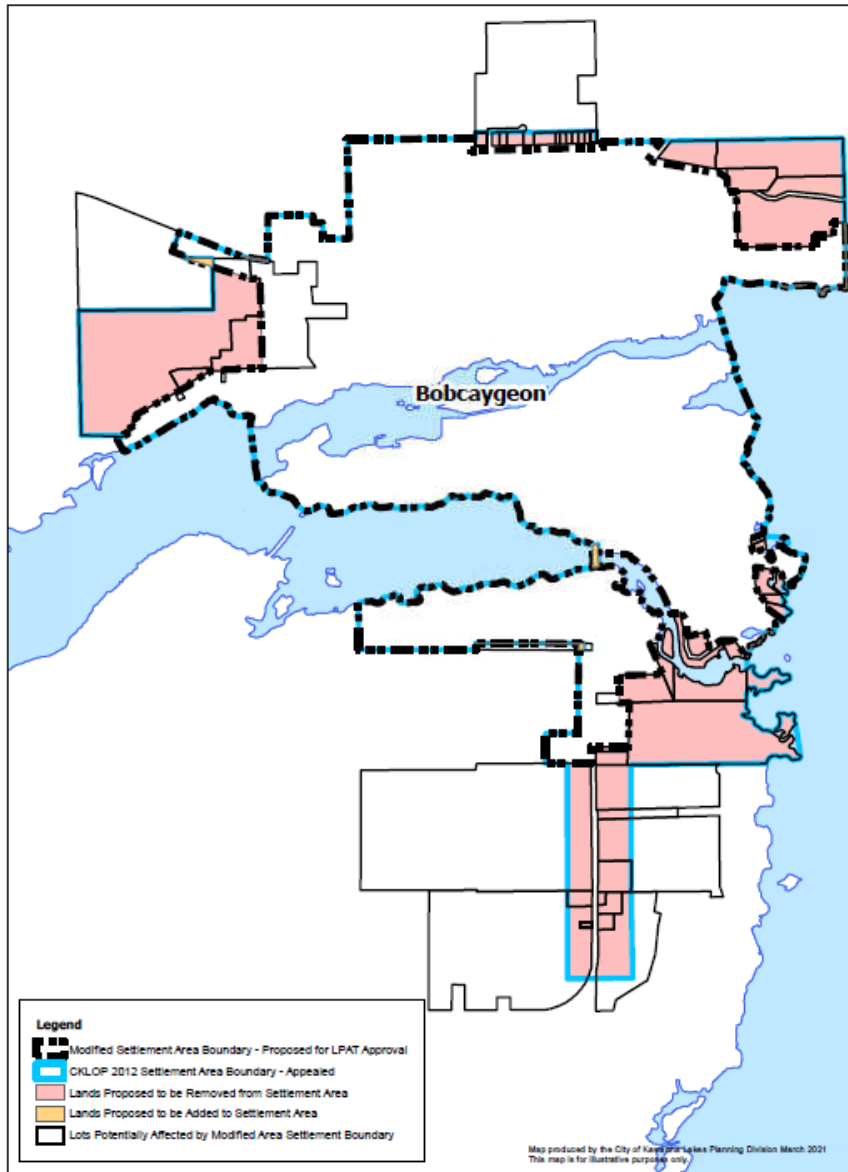
# Modified Boundaries

- If LPAT approves the proposed modified boundaries:
  - Certain lands that were originally shown as being located within the Urban Settlement Boundary in the Minister-approved Official Plan, would no longer be located within the Urban Settlement Boundary of the LPAT-approved Official Plan
  - Modified boundaries would be in effect until the City's municipal comprehensive review (MCR), to be completed by July 1, 2022

# Example of Proposed Modifications



# Example of Proposed Modifications



# Candidate Sites

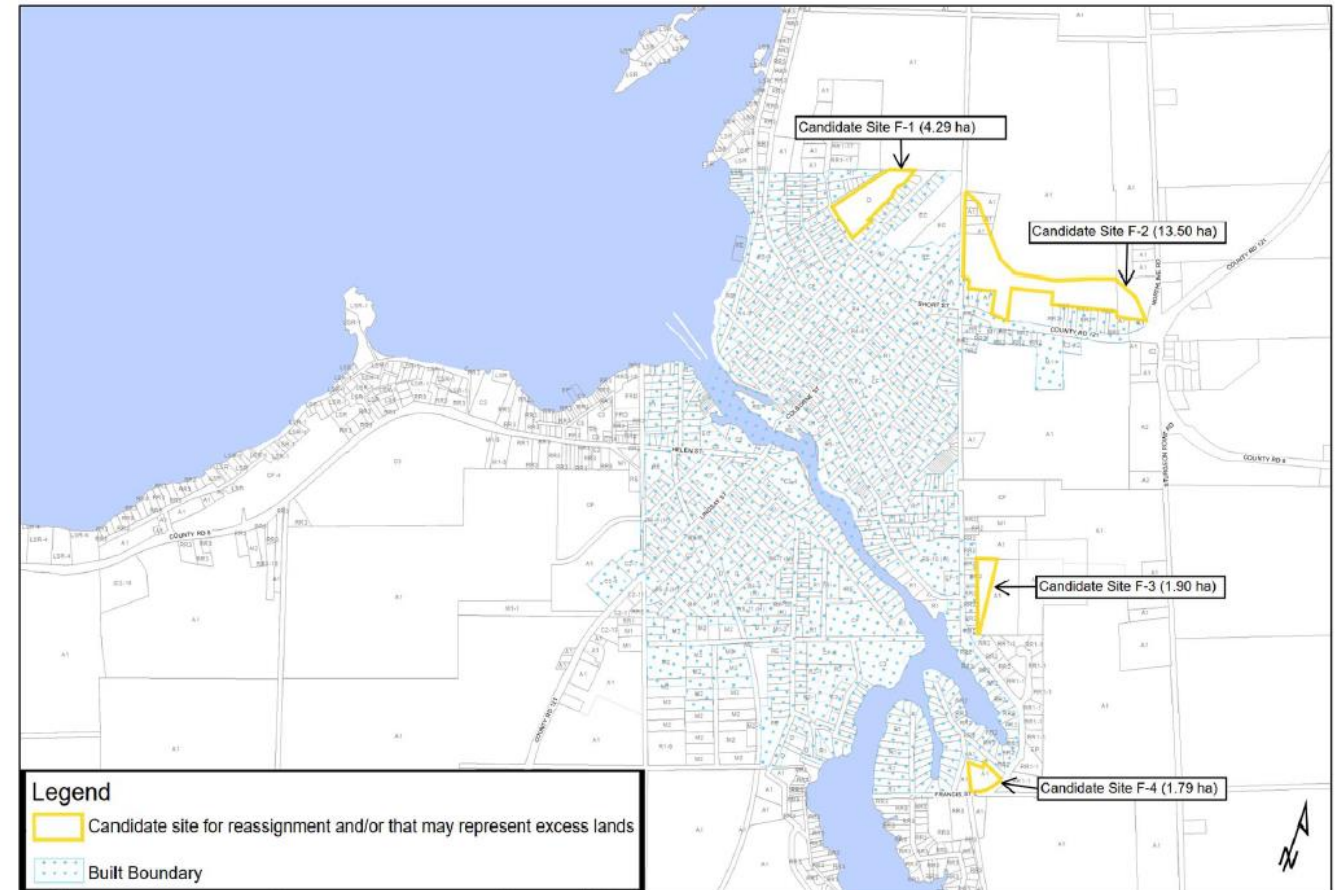
- OPA 13 parties have asked LPAT to re-align the boundaries to accommodate their lands
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019
  - Settlement area boundary expansions through MCR (Policy 2.2.8.2)
  - Municipalities may adjust settlement area boundaries provided there would be no net increase in land (Policy 2.2.8.4)
  - Boundary adjustments must be justified in accordance with the Provincial criteria
- To accommodate requests of OPA 13 parties, certain lands would need to be reassigned (i.e. removed from the settlement boundary)



# Candidate Sites

- Expert witnesses have identified “Candidate Sites” – lands that may be considered by LPAT for removal
  - Existing zoning
  - Planned water & wastewater services
  - Land use compatibility constraints
  - Logical shape to the settlement boundary

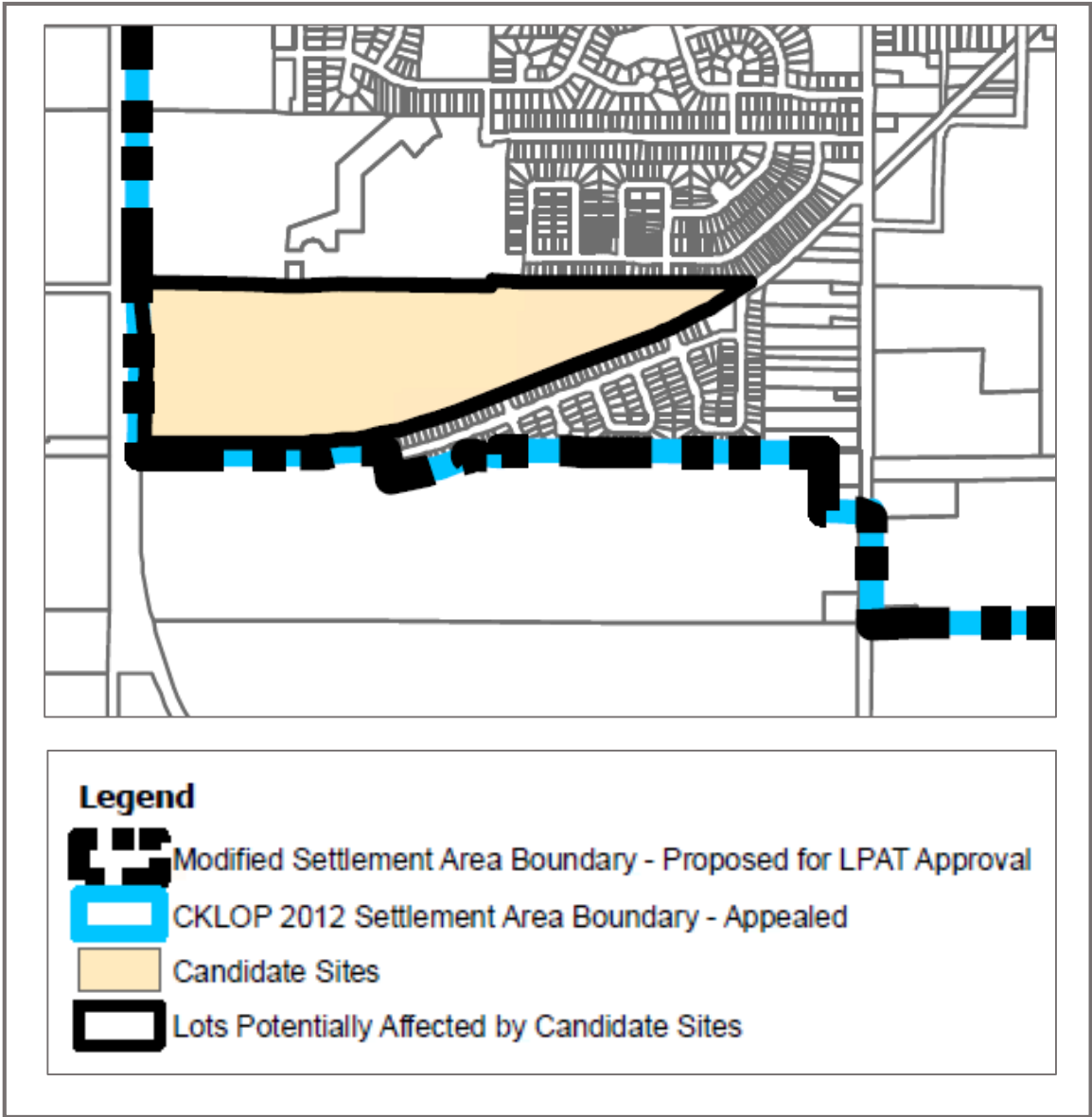
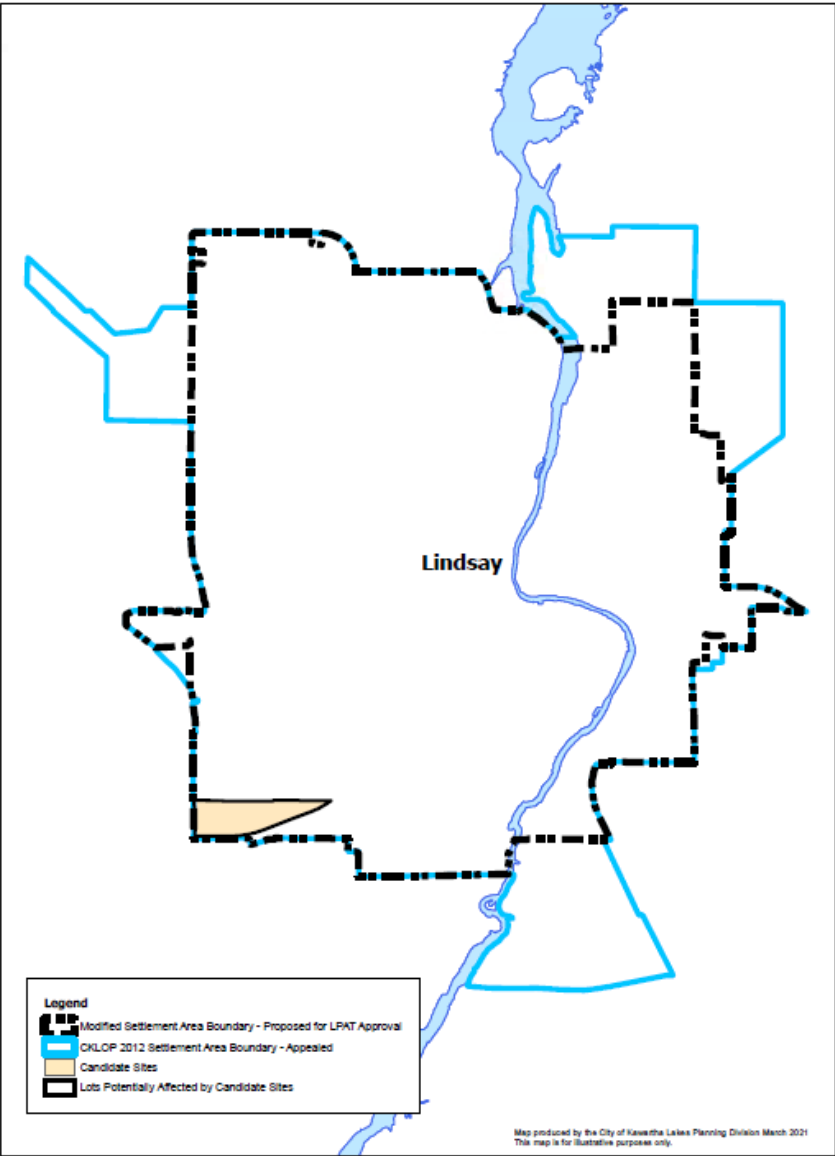
Attachment 'C', Map 2  
Fenelon Falls Candidate Sites



# Candidate Sites

- Onus on proponents to demonstrate to LPAT how Provincial policies are being satisfied
- If LPAT approves Candidate Sites for reassignment:
  - Sites removed from the settlement area may be considered to be added back into the settlement area through the MCR
- Where Candidate Sites are not reassigned:
  - Sites may be considered as Excess Lands through the MCR
    - Excess Lands: lands within settlement areas deemed in excess of what is needed to accommodate forecasted growth

# Example of Proposed Candidate Site



# Public Consultation

- Public Notice
  - 139 properties may be affected by the proposed boundary modifications
  - 40 properties may be affected by Candidate Sites

- **Jump In** webpage

- Explanation of the LPAT Order
- Supplemental information for context
- Maps of Boundary Modifications and Candidate Sites

- One-on-one phone discussions



181 Visits  
143 Downloads

# Next Steps

- PAC Meeting (March 10, 2021)
  - **PLAN2021-007** Recommendation: That Report PLAN2021-007, Official Plan (2012) and General Amendment 13 Appeals – Urban Settlement Boundaries, be received for information
  - Receive public comments
- Council Meeting (March 23, 2021)
  - Provide summary of public comments and receive further direction to staff that Council wishes to provide
- LPAT Case Management Conference (April 6, 2021)
  - Consideration of Motion
  - Consideration of new requests for party or participant status
- Phase 2 Hearing (May 25, 2021)