



City of Kawartha Lakes

Official Plan Amendment No. 013

General Amendment – Community Secondary Plans

June 30, 2015



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Community-Based Secondary Plans

Part 1 – Preamble

Part 1 – Preamble is not part of the Official Plan Amendment.

1. Purpose of the Amendment

1.1 Introduction

In 2011, the City of Kawartha Lakes initiated the Secondary Plans for five settlement areas: Bobcaygeon, Fenelon Falls, Lindsay, Omemee and Woodville. The Secondary Plans identify effective and efficient development patterns and opportunities, and take into account current municipal conditions, reflect Provincial land use planning policy as outlined in the 2014 Provincial Policy Statement (PPS), and co-ordinate with and implement the policies of the City of Kawartha Lakes Official Plan (OP). The project involved a review of background information to support research and analysis which has been summarized in the Background Report. It also comprised the development of vision statements based on goals and objectives identified during public consultation sessions held during the summer and fall of 2011. In addition, the work included the development of six topic-driven policy papers which respond to the vision statement. The vision for each of the settlement areas was vetted and shaped by residents, business owners, developers and land owners. The policies of this Plan are a reflection of this community-based approach to land use planning.

The amendment also includes modifications to the City of Kawartha Lakes Secondary Plan (approved by the Ministry of Municipal Affairs in January 2012) in regards to policies that affect the settlement areas. The approved Official Plan primarily focuses on the rural and agricultural areas of the City. Detailed policies pertaining to Lindsay and Fenelon Falls are already contained in the existing Official Plans for these communities. These existing Official Plans, although recognized in the approved Official Plan, are out of date with current planning policy. The remaining three urban settlement areas of Bobcaygeon, Omemee and Woodville do not have detailed urban settlement policies. Accordingly, the approved Official Plan recognizes that additional updated policy development for the City's urban settlement areas is required and will be best accomplished through the preparation of a Community Based Secondary Planning process.

This amendment ultimately resulted in the inclusion of additional general urban settlement policies in the City-wide Official Plan, as well as new sections relating to the secondary planning policies for each community. The newly created maps for the Secondary Plans are to be included as Schedules to the City wide Official Plan.

1.2 Overall Purpose of the Amendment

The purpose of this amendment is:

1. to, where appropriate, refine the urban settlement area boundaries based on the results of the Secondary Plan exercise for the communities of Bobcaygeon, Fenelon Falls, Lindsay, Omemee and Woodville.
2. to update and introduce new land use designations within the urban settlement areas for the communities of Bobcaygeon, Fenelon Falls, Lindsay, Omemee and Woodville, and;
3. to include/replace general policies regarding the urban settlement areas. The amendment also outlines an overall vision and strategic directions for the settlement areas that reflects the aspirations of the five communities.

In addition to this, the General Amendment has been prepared to meet a number of key Provincial and local policies, including the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the City of Kawartha Lakes' Official Plan.

2. Location

The five settlement areas subject of this amendment are located as follows:

2.1 Lindsay

Lindsay is located in the Scugog River watershed, north of Highway 7, between Sturgeon Lake and Lake Scugog in the City of Kawartha Lakes and covers approximately 23 sq. km. Lindsay is the largest community in the City of Kawartha Lakes and serves as an economic, social, community services and educational centre. Lindsay is located on the Trent-Severn Waterway and is home to Lock 33.

As the “Gateway to the Kawarthas”, Lindsay is a popular vacation and recreational area. Lindsay also has one of the widest downtown streets in Canada, unique Victorian architecture, and a 3000foot board walk along the river system.

2.2 Bobcaygeon

Bobcaygeon is located where CKL Road 8 and CKL Road 36 intersect, approximately 36 kilometres northeast of Lindsay. Its secondary plan boundary covers approximately 7 sq. km. Bobcaygeon is located between two of the largest lakes in the City of Kawartha Lakes: Pigeon Lake to the east and Sturgeon Lake to the west. Bobcaygeon River crosses the settlement area, connecting Sturgeon Lake and Pigeon Lake and forming several islands that constitute the central part of the community. Bobcaygeon is home to Lock 32, which is the first lock on the Trent-Severn Waterway within the City’s limits.

2.3 Fenelon Falls

Fenelon Falls is located on the intersection of County Road 8 and County Road 121, approximately 25kms north of Lindsay. Its secondary plan boundary covers approximately 4 sq. km. It is located between Cameron Lake and Sturgeon Lake, which are connected through the Fenelon (Otonabee) River. Fenelon Falls is located on the Trent-Severn Waterway and is home to Lock 34.

2.4 Omemee

Omemee is located on Highway 7 between Lindsay and the City of Peterborough. The Pigeon River traverses the settlement area from south to north. Its secondary plan boundary covers approximately 2.6 sq. km.

2.5 Woodville

Woodville is located on Woodville Road (CKL Road 9) approximately 30kms northwest of Lindsay. Its secondary plan boundary covers approximately 2 sq. km.

3. Basis of the Amendment

3.1 Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating the development and use of land in Ontario. All decisions affecting land use planning matters shall be consistent with the PPS. The principles established in the PPS have been used as a guide when creating the Secondary Plans for Kawartha Lakes' five settlement areas.

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) has been prepared under the Places to Grow Act, 2005. It is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe to 2031. The Growth Plan guides decisions on a wide range of issues – transportation, infrastructure planning, land-use planning, urban form, housing, natural heritage and resource protection.

The Growth Plan builds on other key government initiatives including the PPS. It does not replace municipal official plans, but works within the existing planning framework to provide growth management policy direction for the GGH.

The City of Kawartha Lakes is one of a number of municipalities located within the “outer ring” of the Growth Plan's area. The Growth Plan includes a growth concept and identifies Lindsay with a built boundary and designated Greenfield area. The Ministry of Public Infrastructure and Renewal also established a built boundary for settlement areas within the City of Kawartha Lakes. The urban settlement areas identified include Lindsay, Fenelon Falls, Bobcaygeon, and Omemee. Woodville was identified as an un-delineated built-up area. The Growth Plan's policies have guided the development of the secondary plan policies for the Kawartha Lakes' four settlement areas and one un-delineated built-up area.

3.2 City of Kawartha Lakes Official Plan

The approved City of Kawartha Lakes Official Plan includes land use policies for urban settlement areas. Bobcaygeon, Fenelon Falls, Lindsay, Omemee and Woodville are all designated as urban settlement areas. The OP outlines that until secondary plans are adopted for these areas, policies included in the OP will apply in these areas. The OP policies are consistent with the provincial policies outlined in the section above.

The OP provides strategic directions, goals, objectives and policies for designated land use areas and establishes policies for physical infrastructure and human services. The Official Plan reflects the Community's Strategic Plan's vision for the City of Kawartha Lakes and recognizes that the City as a community of vibrant communities. The Official Plan's goals for the urban settlement designation is to manage growth through efficient land use and development that supports strong, liveable and healthy communities, protects the environment and public health and safety and facilitates economic growth.

The City of Kawartha Lakes Official Plan provides a policy framework and urban structure plan; however, area-specific guidance for growth, development, and conservation of resources remains key subject matter for the secondary plans. This amendment has been prepared in accordance with the policies of the Official Plan for the City of Kawartha Lakes.

Part 2 – General Amendment

Part 2 – General Amendment constitutes Amendment No. 013 to the City of Kawartha Lakes Official Plan - 2012.

4. General Changes

The City of Kawartha Lakes Official Plan is amended by deleting the following Schedules:

Schedule A-2 Land Use Designations (Geographic Township of Mariposa)
Schedule A-3 Land Use Designations (Geographic Townships of Ops and Emily)
Schedule A-4 Land Use Designations (Geographic Township of Eldon)
Schedule A-5 Land Use Designations (Geographic Townships of Fenelon and Verulam)
Schedule B-2 Natural Heritage Features (Geographic Township of Mariposa)
Schedule B-3 Natural Heritage Features (Geographic Townships of Ops and Emily)
Schedule B-4 Natural Heritage Features (Geographic Township of Eldon)
Schedule B-5 Natural Heritage Features (Geographic Townships of Fenelon and Verulam)

and replacing them with new Schedules A-2, A-3, A-4, A-5, B-2, B-3, B-4 and B-5.

Amend Section 3 – Environment, by adding the following:

3.12 Flood Plains

- 3.12.1. The parts of the City that are subject to flooding, as defined by the Conservation Authorities, are noted on Schedules “B-1” to “B-8” and “G-1” to “G-5” as “Flood Plain”.
- 3.12.2. Flood plains may be included within Environmental Protection designation areas described under Section 17. Flood plain lands and adjacent lands are subject to the Fill, Construction and Alteration to Waterways Regulation of the Conservation Authority having jurisdiction in the area subject to flooding.
- 3.12.3. Flood plains are regarded as hazard lands. Development and site alteration may be permitted in hazard lands provided that it is demonstrated that development can be carried out to the satisfaction of the Conservation Authority having jurisdiction in the area subject to flooding.
- 3.12.4. The following uses will not be permitted in the flood plain:

- 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.

3.12.5 Any development, redevelopment, or intensification of lands located within a floodplain that are presently developed or zoned for development shall be carried out to the satisfaction of the City and the Conservation Authority having jurisdiction in the area subject to flooding.

3.12.6 The City, in conjunction with the Conservation Authority having jurisdiction, may establish a two zone approach to accommodate development within a floodplain provided that the necessary studies have been completed and approved by the Conservation Authority. Where a Conservation Authority has approved a two zone approach consisting of a floodway and a flood fringe, development shall be carried out to the satisfaction of the City and the Conservation Authority.

Amend Section 4. – Growth Management by adding the following.

- 4.1. c) building compact, transit-supportive communities in designated Greenfield areas and within the Built Up area;
- 4.1. m) preventing urban development in inappropriate areas, thus contributing to the conservation of resources, such as provincially significant wetlands, aggregate resource areas, cultural heritage resource areas, prime agricultural lands and the linked natural heritage system;
- 4.1. n) directing new seasonal residential development to vacant lots in existing waterfront developments, where possible, and directing new seasonal residential multi-lot developments to designated waterfront areas or in designated hamlet or urban settlement areas;

Amend Section 10 – Culture and Heritage

Add 10.5. k) The policies of Section 18.14 Cultural Heritage also apply to the settlement areas.

Amend Section 18.- Urban Settlement Designation as specified in the General Policies in Section 5 of this amendment.

Delete Subsections 18.8. Omemee, 18.9. Woodville, 18.10. Fenelon Falls Fringe and 18.11. Bobcaygeon.

Amend Section 29 - Interpretation and Definitions

Add 29.1.9 Where there may be a conflict between City of Kawartha Lakes Official Plan and secondary plan, development plan, area-specific, or site-specific policy, then the more specific or restrictive policy shall prevail.

Amend Section 30. Definitions by adding the following:

Net Hectares:

The total developable portion of a property or site. Net hectares does not include lands within the Natural Heritage System, parkland, roads and infrastructure.

Replace Section 34.8 with the following:

34.8 Phasing

34.8.1. The phasing of development, in accordance with the policies of each specific designation, shall be based on the progressive extension and economic utilization of utilities and services.

34.8.2. In fully serviced areas, priority shall be given to the development of those lands that are presently serviced by piped sewer and water systems or those areas that can most easily be serviced at minimal expense.

34.8.3. The City intends to ensure that new development proceeds in a logical, efficient manner and in keeping with market demand and the City's ability to provide adequate services. Accordingly, the following phasing policies shall apply.

- i. The timing of development shall be based on the regulation of the geographic sequence and balance so that:
 - a. there is the logical extension of municipal services that avoids the leap-frogging of large undeveloped tracts of land;
 - b. a compact urban form and pattern of development is maintained;
 - c. the provision of all municipal services proceeds in an economically viable manner;
 - d. there are adequate opportunities for both intensification and greenfield development but first priority is to be given to intensification; and,
 - e. lands are not located within an area intended for future development.
- ii. Lands identified within the Urban Settlement Boundary of a community are intended to serve the growth needs of the community to the year 2031 and shall be allowed to develop on full municipal services subject to confirmation of the availability of municipal water and wastewater

servicing capacity by a professional engineer as a condition of development approval to the satisfaction of the City.

- iii. Undeveloped lands located within a community's Settlement Boundary but beyond the Urban Servicing Boundary shall only be allowed to develop once municipal water, wastewater, stormwater and transportation systems have been upgraded and/or extended to adequately service those lands.
 - iv. To ensure that lands are not developed prematurely, lands proposed for development in accordance with policies ii and iii above, shall be zoned with a Holding (H) provision when:
 - a. The subject lands do not have available allocations of municipal water and wastewater servicing and/or;
 - b. where construction is not planned to commence within 3 years from the date of final development approval by the municipality.
 - v. The condition for release of the Holding (H) provision in policy iv above, is:
 - a. for lands within the Urban Servicing Boundary, the confirmation of servicing and capacity as described in Policy ii, above; or,
 - b. for lands located within the Settlement Boundary but beyond the Urban Servicing Boundary, the provision of adequate municipal water, wastewater, stormwater and transportation infrastructure in accordance with any respective master plans developed for the community to the satisfaction of the City as described in Policy iii, above.
- 34.8.4. To ensure that the lack of adequate servicing does not create a constraint to the timely development of the lands, the City shall coordinate upgrades to the water, wastewater, stormwater and transportation infrastructure when the City deems it to be appropriate.
- 34.8.5. Existing properties within the Urban Settlement Boundary that do not have municipal water and wastewater services available to them may be allowed to continue to function on private water and/or wastewater services until such time as municipal water and wastewater services are made available. When municipal water and wastewater services are available, those properties shall be required to connect to the municipal water and wastewater services and decommission any private servicing.
- 34.8.6. There are numerous draft approved plans of subdivision throughout the City, any which are dormant. Accordingly:

- i. When conditions of draft plan approval are not fulfilled within the allotted time period for which draft subdivision/condominium approval has been granted, Council may elect not to support the extension of draft approval and assign the servicing allocation to other developments or areas of the City or hold the capacity in reserve.
- ii. Prior to the lapsing of draft approval, the development proponent may request an extension of draft approval. Provided Council is satisfied with the merits of the request for an extension of draft approval, Council may choose to extend the draft approval period. No extension is permissible if draft approval lapses before the extension is given. Council may proceed with re-allocating the servicing capacity and revising the City's planning documents, as necessary.
- iii. In all future draft plan of subdivision approvals, a 3 year lapsing provision for draft plan approval shall be included.
- iv. To ensure that municipal servicing allocation is not tied up indefinitely and that lots are developed to meet the anticipated growth within the municipality, the City will review all draft approved plans and revise the conditions to reflect the current appropriate agency that must clear conditions of draft approval. For draft plans of subdivision to be serviced by municipal services, a condition will also be added that the draft approved plan shall lapse within 3 years if final approval is not given.
- v. A provision shall be included in the conditions of draft approval or the executed subdivision agreement to ensure that phases are developed in a reasonable time or the allocation of services will be withdrawn or reallocated to another development.

Rename 35.4.5. as 35.4.5 Secondary Plan Schedules and add

Schedule F-1 - Lindsay Land Use
Schedule F-2 - Bobcaygeon Land Use
Schedule F-3 - Fenelon Falls Land Use
Schedule F-4 - Omemee Land Use
Schedule F-5 - Woodville Land Use
Schedule G-1 - Lindsay Environmental Constraints
Schedule G-2 - Bobcaygeon Environmental Constraints
Schedule G-2 - Fenelon Falls Environmental Constraints
Schedule G-4 - Omemee Environmental Constraints
Schedule G-5 - Woodville Environmental Constraints
Schedule H-1 - Lindsay Transportation
Schedule H-2 - Bobcaygeon Transportation
Schedule H-3 - Fenelon Falls Transportation
Schedule H-4 - Omemee Transportation
Schedule H-5 - Woodville Transportation

Rename 35.4.5. as 35.4.7 Schedule J – Special Policy Lake Plan Schedules (SP)

Rename 35.4.6. as 35.4.8 Schedule K – Oak Ridges Moraine Plan Amendment –
(Under separate cover)

5. Urban Settlement Designation Policy Changes

Rename Section 18.1 as 18.1. Vision, Strategic Directions and Goals

5.1 Vision (18.1.1.)

Add 18.1.1 The City of Kawartha Lakes contains five (5) Urban Settlement Areas consisting of Lindsay, Bobcaygeon, Fenelon Falls, Omemee and Woodville.

The development of the City of Kawartha Lakes five urban settlement areas shall be based on the following Vision and Strategic Directions developed based on the input from community consultation activities.

Growth in these five urban settlement areas shall be based on the following vision:

“Over 20 years, the Kawartha Lakes settlement areas will grow as healthy communities, provide new employment and educational opportunities to its residents, preserve the natural environment and cultural heritage, develop affordable and accessible housing for the changing population, and provide healthy, active recreational opportunities for local residents and tourists”

5.2 Strategic Directions (18.1.2.)

Add 18.1.2 The following strategic directions were identified for all of the settlement areas:

- a) To encourage economic development
- b) To improve infrastructure
- c) To preserve natural environment and improve the water quality
- d) To promote recreational activities
- e) To provide accessible housing (barrier-free)
- f) To promote healthy/active communities
- g) To preserve the small town feel and unique identities

5.3 Goals (18.1.3.)

Renumber section 18.1. as 18.1.3.

- Second bullet (replace with) “To apply land use designations that permit a wide range of uses and to incorporate the Secondary Plan policies for the Urban Settlement Areas of Lindsay, Fenelon Falls, Bobcaygeon, Omemee and Woodville.”

5.4 Objectives (18.2.)

- a) Delete 18.2. (g) and replace with “To incorporate the policies of the secondary plans for Lindsay, Fenelon Falls, Bobcaygeon, Omemee and Woodville”.
- b) Delete 18.2. (h) and replace with “Provide a sustainable framework for accommodating growth within the settlement areas.”
- c) Add 18.2. (i) Retain local character of the settlement areas historic downtowns and main streets and established neighbourhoods.
- d) Add 18.2. (j) Provide opportunities for transit supportive, mixed use, compact development.
- e) Add 18.2 (k) Provide opportunities for employment lands development.
- f) Add 18.2 (l) Make efficient use of infrastructure.

5.5 Policies (18.3.)

Changes to the current policies in Section 18 of the City of Kawartha Lakes Official Plan:

18.3.1. (delete and replace with) “The predominant uses of land in the areas so designated shall be residential, recreational, institutional, industrial, cultural and commercial uses, according to the land use designations included in the Secondary Plans for Urban Settlement Areas of Lindsay, Fenelon Falls, Bobcaygeon, Omemee and Woodville”.

18.3.2. (delete and replace with) The boundaries of the Urban Settlement Designations are as generally defined by the Secondary Plans for the Urban Settlement Areas of Lindsay, Fenelon Falls, Bobcaygeon, Omemee and Woodville as detailed in Schedules “F-1” to “F-5”.

5.6 Growth Management (new 18.4.)

New sub-section within Section 18.

5.6.1 Population Projections (18.4.1.)

Add 18.4.1. The City of Kawartha Lakes population varies depending upon the season of the year. The period from June to August is considered the peak summer period when the transient and seasonal populations are highest. Population projections for the Urban Settlement Areas at 2031 are as follows:

Settlement Area	Population Base (2006)	Population Base (2031)	Seasonal Population (2031)*
Lindsay	19,361	31,002	11,471
Bobcaygeon	3,313	4,625	1,711
Fenelon Falls	2,164	3,640	1,347
Omeme	1,323	2,143	793
Woodville	857**	1,217	n/a

* The 2031 seasonal population for Lindsay, Bobcaygeon and Fenelon Falls is estimated as 37% of the population base estimates (Based on the City of Kawartha Lakes Growth Management Strategy, May 2011).

** Base year for Woodville is 2011 and data is sourced from the Census.

*** Assumes a person per unit ratio of 2.48 in 2011 and data is sourced from the Census.

5.6.2 Growth Management Strategy (18.4.2.)

Add 18.4.2 In addition to the policies in Section 4, the growth related objectives within the settlement areas are:

- To protect stable neighbourhoods by directing more dense development to the downtowns, mainstreets, main intersections and strategically located intensification areas within the settlement areas' built-up Area;
- To encourage the redevelopment of brownfield areas;
- To build compact, mixed-use, transit supportive, pedestrian friendly areas within the built-up area and Greenfield Areas.

Add 18.4.3 The City recognizes that it has a surplus of designated greenfield land to support future residential and non-residential development, and further acknowledges that it is difficult to reconcile the surplus by phasing-out or de-designating lands with inherent development rights. The City shall therefore retain all existing designated greenfield land and only designate additional greenfield land if justified through a comprehensive Official Plan review, which includes updates to the growth management, transportation, and municipal servicing strategies.

Add 18.4.4 The City recognizes that the Growth Management Strategy (May 2011) did not include a comprehensive review of the commercial hierarchy and until such time that a full commercial lands study is undertaken, the City will generally discourage any Official Plan Amendments that add to the range of permitted commercial land uses for a site and/or create additional commercial lands. When the City has completed a full commercial lands study then the relevant results of the study will be amended into the Official Plan.

Add 18.4.4 Future Development Area (Overlay)

Add 18.4.4.1 Lands shown as Future Development Area (Overlay) on Schedules "A-3" and "A-5" may be suitable for future development purposes beyond the planning horizon of this Plan. They will be given first consideration for redesignation to a variety of urban land uses to be developed on full municipal services if warranted through a

comprehensive review of the Official Plan and Master Plans in accordance with Section 2.2.8 of the Growth Plan. Until such time, the lands shall continue to be subject to the policies of the existing underlying land use designations.

5.7 Housing (new 18.5.)

New sub-section within Section 18.

Add 18.5.1. The future housing growth for the settlement areas is provided below. The Secondary Plans' land use designations and policies are based on serving this anticipated housing growth.

Settlement Area	Total Units(2006)	Total Units (2031)	Unit Demand 2006 to 2031
Lindsay	7,744	13,657	5,913
Bobcaygeon	1,325	2,037	712
Fenelon Falls	866	1,604	738
Omeme	529	944	415
Woodville	345*	490**	145

Source: Adapted from the City of Kawartha Lakes Growth Management Strategy (May 2011)

* Note: Base year for Woodville is 2011 and data is sourced from the Census.

** Assumes that all draft approved and potential residential units totalling 145 can be developed by 2031.

Add 18.5.2. In accordance with the Growth Management Strategy (May 2011), this plan seeks the following overall mix of housing types across all of the urban settlement areas to achieve a target density of 40 units and jobs per hectare: 75% of new units will be detached/semi-detached (low density), 19% will be townhouse units, row houses, walk-up apartment and similar housing forms (mid density) and a 6% will be apartment units (high density). The housing mix of any specific development may vary on the basis of specific neighbourhood characteristics, and the housing density and mix may vary based on the Secondary Plan for each settlement area.

Add 18.5.3. Provide housing opportunities that offer a range of dwelling types, densities, tenure, accessibility options and cost to meet the diverse needs of people from various social, cultural and economic backgrounds, including persons with disabilities.

Add 18.5.4 The City shall encourage innovative and appropriate housing proposals that exhibit unique design and adaptability characteristics, and may represent non-traditional additions to the existing housing stock.

Add 18.5.5 This Plan will support zoning provisions that are flexible enough to permit a broad range of housing forms, including secondary suites.

Add 18.5.6 Accessory dwelling units are permitted as of right, in addition to the principal dwelling unit, of single-detached, semi-detached, and row houses dwellings through a

Zoning By-Law or minor variance application. The following criteria shall be considered when evaluating proposals for the creation of accessory dwelling units:

- i. Shall be secondary to the main/primary dwelling unit;
- ii. One apartment unit per dwelling;
- iii. The floor area of the accessory unit is equal to, or less than, the gross floor area of the principal unit without any modification to the building's bulk or massing;
- iv. One (1) additional on-site parking space is provided exclusively for the accessory dwelling unit;
- v. The Accessory Dwelling Unit is not located in an attached garage;
- vi. capacity of municipal sanitary sewer and water supply;
- vii. Compliance with the provisions of the Ontario Building Code, Fire Code, City's Zoning By-Law and all other relevant municipal and provincial standards;
- viii. Registration of the accessory unit in accordance with the City's Secondary Suites Registration By-law; and
- ix. A lot may not have both an accessory dwelling unit and a garden suite.

Add 18.5.7 Building design is encouraged to facilitate subsequent conversion to provide additional housing units, such as secondary suites.

Affordable Housing

Add 18.5.8 The City recognizes the definition of "affordable" as stated in the Provincial Policy Statement (2014). The City's affordable housing initiatives are designed to provide a full range of housing by type, tenure and affordability, within all urban residential neighbourhoods, with a focus to produce housing for low income residents of the City.

Add 18.5.9 The City shall support the development of specialized housing that meets the needs of persons requiring specialized care.

Add 18.5.10 The City shall support the endeavours of non-profit groups to develop non-profit and co-operative housing projects.

Add 18.5.11 The City shall encourage the private sector to incorporate rent-geared-to-income dwelling units into multiple dwelling unit housing.

Add 18.5.12 A portion of the affordable housing units should be accessible for people with disabilities. The affordable housing component will be necessary for any new development where 25 or more single and/or semi-detached and/or townhouse dwelling units, or 50 or more multi-family dwelling units are proposed.

Add 18.5.13 The location and development of assisted housing units shall have regard for the proximity of transit routes, schools, recreation facilities, open space and commercial areas and the availability of municipal services.

Add 18.5.14 The City shall discourage the conversion of rental housing stock to freehold, if such a conversion results in a reduction of the amount of rental housing available to an unacceptable level.

Add 18.5.15 The City will consider innovative financial arrangements to encourage and support the development and maintenance of non-profit and affordable housing, such as:

- a) height and density incentives;
- b) Community Improvement Plans;
- c) grants in lieu of development charges; and
- d) reduced municipal fees and charges.

5.8 Intensification Areas (re-number as 18.6)

Add new 18.6.4. While intensification is encouraged throughout the settlement areas' existing Built-Up Areas, the strategic location for intensification projects should generally be within the downtowns, on main streets, on brownfield sites and along key corridors within the settlement areas as these areas are considered to be the most appropriate locations for intensification. Refer to Schedules F1 to F5, which identify the settlement areas' Built-Up Area.

Edits to 18.4.4. (renumber as 18.6.5.)

Intensification corridors will generally be planned to accommodate local services, including recreational, cultural and entertainment uses. Intensification corridors are generally located within main arterial roads, along main streets and on key intersections within the settlement areas' built-up area. Intensification corridors will be planned to achieve:

- a) increased residential and employment densities that support and ensure the viability of existing and planned transit service levels; and,
- b) a mix of residential, office, institutional, and commercial development wherever appropriate.

Add new 18.6.6.

The City's strategy for achieving its intensification target includes the following:

- a) Providing land use compatibility policies in this Plan to ensure that intensification occurs in an appropriate manner;
- b) Providing policies in this Plan which allow for appropriate infilling throughout the Built-Up Area;
- c) Providing Policies in this Plan which allow for the creation of secondary suites;
- d) Providing financial incentives for reinvestment in strategic locations through Community Improvement Plans (Downtown Community Improvement Plan and Brownfield Community Improvement Plan);
- e) Making strategic investments in public realm and infrastructure within the downtown and other intensification areas; and,

- f) Identifying intensification strategic sites and intensification corridors and developing accompanying policies before the next 5 year review of the City of Kawartha Lakes Official Plan.

Re-number 18.4.5. as 18.6.7.

Add 18.6.8. The City will maintain and monitor an inventory of intensification sites. Efforts will be focused on encouraging development of these sites. The City will develop a monitoring program to track its intensification rate on an annual basis.

Add 18.6.9. Amendments to the Zoning By-law will be considered to facilitate development on intensification sites. The preparation of a set of Urban Design Guidelines to ensure that development is attractive and consistent with the surrounding neighbourhood and overall vision of this Plan is encouraged.

Add 18.6.10. Intensification will be phased in over time to ensure a balance of redevelopment and Greenfield development in the settlement areas. The City will work with the Province to ensure that an adequate amount of services are in place within its intensification areas to support growth.

Add 18.6.11. New development in existing neighbourhoods (redevelopment or intensification) shall reinforce and improve upon the character defined by the existing built form and landscaping prevalent in that neighbourhood. The City will maintain and improve existing neighbourhoods through tools such as By-laws (e.g., property standards, tree cutting), civic beautification, heritage conservation initiatives, and urban design guidelines.

Add 18.6.12. Intensification in residential areas should address the following principles:

- a) Land use and neighbourhood character compatibility;
- b) Lot pattern and configuration;
- c) Pedestrian connectivity and accessibility;
- d) Parking requirements;
- e) Potential for additional traffic and traffic manoeuvrability;
- f) Potential for transit ridership;
- g) Natural (including natural hazards) and built heritage conservation / protection, and where appropriate, enhancement;
- h) Available servicing capacity of municipal infrastructure; and,
- i) Residential intensification targets identified in this Plan.

5.9 Designated Greenfield Areas (re-number as 18.7.)

18.7.1. Add fifth bullet

- allows for the efficient use of land, infrastructure and public service facilities.

18.7.2. add at the end of the paragraph: The City will closely monitor its Greenfield developments to ensure that the City's overall Greenfield target will be achieved.

Add 18.7.4. Refer to Sections 18.7.8, 18.7.9, and 18.13.1 to 18.13.8 of this Plan for policies related to the design of new neighbourhoods.

Add 18.7.5. The City will maintain and monitor an inventory of its Greenfield lands. The City will develop a monitoring program to track the density of development and the achievement of housing mix targets within Greenfield Areas.

Add 18.7.6. Amendments to the Zoning By-law will be considered to facilitate development on Greenfields.

Add 18.7.7. Greenfield development will be phased in over time to ensure that a balance of both intensification and Greenfield development is achieved. To ensure this balance, the City will:

- a) Ensure that infrastructure phasing is aligned to reflect this balanced approach to development;
- b) Develop a phasing strategy for its Greenfield Areas; and,
- c) Ensure that Greenfield development occurs in an orderly and logical fashion.

Add 18.7.8. New neighbourhoods will be planned to support the municipality's density target of a combined 40 residents and jobs per gross hectare on designated Greenfield lands. New neighbourhoods shall have clearly defined character with built form and landscaping which meets, or exceeds, the standards established by other development in the City. New neighbourhoods should be visually interesting by discouraging repetitive built form and incorporating a variety of building materials, landscaping, open space and environmental and natural and built heritage features. New neighbourhoods will be encouraged to incorporate energy efficiency initiatives such as energy efficient materials, low maintenance landscaping treatments, infrastructure innovations (including but not limited to LED street lights), consideration of building orientation for passive solar gains, and a transportation network which promotes active and healthy living and reduces dependency on the automobile. The City will encourage place-making and more specific design requirements for new neighbourhoods through tools such as concept plans, urban design guidelines and accessibility design guidelines.

Add 18.7.9. New neighbourhoods shall be connected to the rest of the City by public streets and/or public trails. New streets and blocks should be consistent with, and extend from, the existing street pattern.

5.10 Brownfield Redevelopment (new 18.8.)

Add 18.8.1. The City actively supports brownfield redevelopment. The City supports the reuse and redevelopment of its brownfield areas.

Add 18.8.2. Brownfield redevelopment is supported by the City's Green Hub Community Improvement Plan, which includes a Brownfield Tax Assistance Program.

Add 18.8.3. The City will provide municipal leadership and work with developers and entrepreneurs to find new opportunities and partnerships in addressing the redevelopment of brownfields.

Add 18.8.4. Brownfield redevelopment should receive special attention to achieve high standards of pollution abatement and sustainable building design.

Add 18.8.5. In order to ensure that there will be no adverse effects from any proposed development, prior to development occurring on known or potentially contaminated sites, environmental site assessments and remediation of contaminated lands are required by this Plan prior to any activity or development occurring on a site that is known or suspected to be contaminated. Any measures needed to remediate or mitigate the contamination will be identified and implemented.

Add 18.8.6. Where there is evidence that suggests a site may be contaminated, Council shall require a Phase I Environmental Site Assessment (ESA). Where a Phase I ESA reveals that a site is or may be contaminated, a Phase II ESA will be required in accordance with Part XV.1 of the Environmental Protection Act and Ontario Regulation 153/04 or their successors.

Add 18.8.7. The City will monitor and maintain an inventory of brownfield sites. Efforts will be focused on revitalizing priority sites listed in the inventory.

5.11 Economic Development (new 18.9.)

Add 18.9.1. Council shall develop an Economic Development Strategy to promote employment growth and provide local job opportunities within the settlement areas.

Add 18.9.2. The City shall enhance and protect the settlement areas long term fiscal position through increased non-residential tax assessment.

Add 18.9.3. Council shall protect strategic lands for long term employment and ensure employment areas are serviced to attract new businesses and to support the Employment Lands policies in this Plan. Refer to the applicable policies for employment lands in Section 18.10.

Add 18.9.4. Residential and employment development shall be linked to ensure a balanced community and to maintain or enhance the live-work ratio in each settlement area.

Add 18.9.5. The tourism industry will be expanded and promoted within the settlement and rural areas for recreation, eco-tourism, agri-tourism and other attractions. To ensure this the City will:

- a) Encourage the provision of land and infrastructure for continued sustainable development of tourist facilities.
- b) Promote the location of high quality tourist facilities and accommodations in the settlement areas.
- c) Work with the Provincial and Federal Governments for the protection and enhancement of the Trent-Severn Waterway and other waterways. These important cultural and recreational features will be protected, ensuring that water quality needs are balanced against the demand for recreational use and tourism.
- d) Work with the Provincial and Federal Governments and the Conservation Authorities while planning for lands adjacent to the Trent-Severn Waterway and other waterways.
- e) Maintain, protect and enhance the tourism assets in the settlement areas, including the recreational areas along the lakes, rivers and the Trent-Severn Waterway, and downtown and main street areas. Develop an inventory of tourist attractions within the settlement areas and determine the areas of improvement.
- f) Pursue opportunities to improve the waterfronts and shorelines within the settlement areas by providing more boating amenities, docks, public washrooms and/or comfort stations as a way to keep boaters in town to take advantage of local business and entertainment.
- g) Promote eco-tourism through the enhancement and development of trail systems and other recreational opportunities along the shorelines through partnerships with the Conservation Authorities, Parks Canada and other relevant organizations.
- h) Promote the downtowns of Lindsay, Fenelon Falls and Bobcaygeon and the main streets of Omemee and Woodville as a cultural heritage and recreational destination, including the Trent-Severn Waterway locks, the lakes and rivers system and the trail systems, where these features are present.
- i) Protect and improve the amenities, cultural heritage and facilities in downtowns, main streets and recreational areas as these will continue to be important for attracting and retaining residents and visitors.
- j) Promote the City's agri-tourism by permitting this use within the settlement areas subject to an amendment to the Zoning By-law. Other uses permitted shall include value-added uses that deal with the commercialization of agricultural products.
- k) Promote the settlement areas as destinations for agri-tourism and culinary tourism by providing land use planning support, direction and development.

Add 18.9.6. The City will ensure that there is an appropriate distribution of commercial areas provided throughout the settlement areas and that future growth occurs in an orderly manner. In order to ensure proper commercial development the City will:

- a) Ensure that the land use policies reflect an appropriate range of commercial uses.
- b) Recognize both residents and visitors' needs when planning for retail and commercial uses within the downtown areas, main street areas, mixed-use corridors and other commercial areas.
- c) Ensure that commercial uses are provided in accordance with the retail hierarchy and planned function established by the Secondary Plans for each settlement area.
- d) Ensure that there is a sufficient supply of commercial land to meet projected market demand for commercial goods and services within the settlement areas.
- e) Promote existing designations and vacant land development by ensuring that these areas are built-out before any major expansion to existing designated areas occurs in order to make an efficient use of designated lands and reduce vacancy rates.
- f) Promote opportunities for intensification and redevelopment on commercially designated lands located within the built up area of the City.
- g) Ensure that all new commercial and retail development is designed in an attractive manner, which is accessible to all and provides for the needs of pedestrians and all other modes of applicable transport.
- h) Ensure that new commercial developments are planned to minimize the potential negative impacts on adjacent land uses and transportation infrastructure.
- i) Ensure that new commercial areas or expansions are warranted and will not adversely impact the planned function of existing commercial areas.

Add 18.9.7. The City recognizes the important economic and social contribution of agricultural and farm related businesses and activities. To ensure that agricultural and farm related businesses and activities have a contribution to the settlement areas' economic prosperity and food security, the City will:

- a) Implement the recommendations of the Agricultural Action Plan and Food Action Plan.
- b) Consider the development of land uses with the settlement areas that support the City's agriculture sector as long as they do not create land use conflicts.
- c) Encourage the provision of land and infrastructure for continued sustainable development of agri-businesses, agri-tourism opportunities and farmers markets.
- d) Encourage local food production and distribution systems within the settlement areas.
- e) Support the communities' food security through the promotion of urban agriculture, including allowing the establishment of community gardens, farmer markets and agri-businesses, where feasible.
- f) Allow the location of community gardens in all Land Use Designations within the settlement areas, except lands designated for environmental protection.

- g) Promote the City's "Kawartha Choice Farm Fresh" program by allowing the location of "pick your own" operations and farm gate markets, provided that these operations do not conflict with the policies in this plan.
- h) Require adequate buffering and transitioning of settlement area lands abutting and near surrounding farm operations for new public and private developments. Development that effectively integrates with nearby agricultural uses, by minimizing and/or mitigating potential impacts through landscaping and urban design, is encouraged.

5.12 Employment Lands (re-number as 18.10.)

Add 18.10.3., with bullets:

- Ensuring an appropriate supply and distribution of employment areas provided throughout the settlement areas and that future development occurs in an orderly manner.
- Ensuring that the land use policies reflect an appropriate range of uses for its employment areas.
- Working, in partnership with all levels of government to ensure that attractive employment lands are provided and protected in the settlement areas which create job opportunities and economic diversity.

Add 18.10.4. Council will encourage businesses to occupy available space in existing developments and encourage the appropriate development of Greenfield sites.

Add 18.10.5. The City will promote opportunities for intensification and redevelopment in employment areas located within the built-up area of the settlement areas. The City will give priority to viable brownfield redevelopment opportunities when prioritizing resources to support infill and intensification programs.

Add 18.10.6. The City will consider the geographic location and transportation connections when planning new employment areas, and will emphasize the benefits of settlement areas' locations, transportation connections, and quality of life when promoting the build-out of existing employment areas.

Add 18.10.7. The City will attempt to minimize adverse impacts associated with industrial uses by ensuring that industrial uses occur on designated lands and that issues related to impacts of air, noise, vibration and odour are addressed in a manner which is consistent with City and Provincial standards. Any proposed use which has the potential for negative impacts (including, but not limited to, noise, vibration, dust/debris, and odour) will be required to demonstrate, through a special study, how the appropriate federal or provincial guidelines will be met and maintained while the use is in existence. Environmental Compliance Approvals may be required as a condition of Site Plan Approval. The City may require special studies to address negative impacts for which Ministry of Environment guidelines do not exist (e.g., light emissions). These studies shall demonstrate how the negative impacts will be mitigated.

Add 18.10.8. High quality urban design will be a key tool for increasing the attractiveness of employment areas. Specific urban design requirements may be considered to enhance the attractiveness and unique identity of employment areas.

Add 18.10.9. Land use compatibility and buffering to adjacent lands shall be considered when developing employment areas. All development within the employment areas shall be planned on a comprehensive basis, avoid where possible impacts on natural features, and effectively integrate with adjacent development and future development.

Add 18.10.10. The use of sustainable building design when developing employment areas, including the efficient use of energy, water, land and other non-renewable resources, shall be encouraged.

18.6.6. (now 18.10.13.): Add the following text at the end of the last sentence:

The municipal comprehensive review has to demonstrate that:

- a) There is a need for the conversion of some employment lands to other uses and the conversion is compatible with surrounding land uses;
- b) The municipality will meet the employment targets allocated to the City pursuant to this Plan;
- c) The conversion will not adversely affect the overall viability of the City's Employment Areas and the achievement of the intensification target, density targets and other policies of this Plan;
- d) There is existing, or planned, infrastructure in place to accommodate the proposed use;
- e) The lands are not required, over the long term, for employment purposes for which they are designated; and,
- f) Cross jurisdictional issues have been considered (e.g., supply of employment lands in the broader regional market area).

Add 18.10.14. Major retail uses are considered to be non-employment uses, are not permitted in employment areas, and shall be placed in appropriate commercial designations.

Add 18.10.15. Industrial traffic should be directed away from, and not through, residential areas. Generally, the number of access points from employment areas to arterial and collector roads should be limited to minimize potential disruptions to traffic flow.

5.13 Downtown/Mainstreet Development (new 18.11.)

Add the following policies:

18.11.1. The downtowns and main streets are where specialized commercial retail, office, and service uses are focused. As mixed use areas, these areas function as the cultural, community and administrative centres of the settlement areas and the entire City of Kawartha Lakes. The city will support investments in the downtowns and main

streets so that they continue to be attractive destinations for residents and visitors, and function as vibrant, mixed-use neighbourhoods linked to the recreation opportunities in, and around, the settlements.

18.11.2. The City will encourage the improvement and revitalization of the downtowns and main streets by:

- a) Developing revitalization strategies and/or Community Improvement Plans for existing downtowns and main street areas with a funding strategy to finance capital programs; and,
- b) Ensuring the improvement and revitalization of the downtowns and main street areas by allowing a wide range of commercial, institutional, residential, cultural, social, live/work, entertainment and recreational uses within these areas.

18.11.3. Development or redevelopment, including intensification in downtowns and main street areas shall preserve, complement and enhance the historical and/or architectural character of these areas. Refer to the applicable urban design policies for the downtowns and main streets in Section 18.13 and in the Secondary Plans for Lindsay, Bobcaygeon, Fenelon Falls, Omemee and Woodville.

18.11.4. The City shall promote and enhance the downtowns and main streets for local commerce.

5.14 Sustainable Development (new 18.12.)

Add the following policies:

18.12.1. The City will encourage sustainable development to create resilient settlement areas. All development shall be planned on a comprehensive basis, avoid where possible negative impacts on natural features, and effectively integrate with adjacent development and future development.

18.12.2. To promote sustainability, resilience, and achieve the development of complete and healthy communities within the settlement areas, it is the policy of this plan to:

- a) Promote a compact urban form, higher densities in the downtown/mainstreet areas and the development of an energy-efficient mix of land uses in all new developments to provide liveable, healthy communities;
- b) Promote the development of mixed housing to meet the demand for safe, affordable, accessible and flexible housing for all income levels and needs;
- c) Enhance infrastructure and maximize opportunities for active transportation and the use of energy efficient modes of travel and reduce energy consumption for motor vehicles within the settlement areas;
- d) Maximize opportunities for active non-motorized recreation and physical activity to create a safe, healthy and active community;

- e) Promote cost-effective energy conservation, energy distribution and alternative energy supply sources and other approaches that result in significantly lower levels of per-capita energy use and associated greenhouse gas emissions;
- f) Encourage efficient street layout, site planning design and construction techniques that minimize space heating and cooling energy consumption and provide for passive solar gains;
- g) Promote a reduction in energy consumption in all sectors by encouraging the upgrading/retrofitting of existing buildings and facilities;
- h) Promote and encourage the use of recognized and accredited third-party verified green building certification programs for all new development and municipal buildings, including but not limited to LEED®, Greenhouse®, and Energy Star®. The City may adopt a by-law that all new residential developments that require Site Plan or Subdivision Approval adhere to energy guidelines and/or a green building certification programs;
- i) Encourage the adequate and equitable access to community services and institutions and the establishment of social services in locations that are readily accessible by public transportation, downtowns and main streets;
- j) Ensure the provision of health services including health promotion and health care opportunities throughout the settlement areas;
- k) Promote and implement programs which maintain and improve the quality of surface water and groundwater, and promote conservation of water resources;
- l) Support retention of remaining natural shoreline through setback provisions;
- m) Encourage the use of Low Impact Development techniques and best management practices such as bioswales, porous pavements, vegetated medians and buffers and bio-retention, to reduce drainage runoff and retain water on-site;
- n) Encourage the use of Crime Prevention Through Environmental Design (CPTED) measures in the planning and design of new sites, public facilities and neighbourhoods;
- o) Promote long-term food security and sustainability through compact development which supports the maintenance of the agricultural land base, encouraging urban agriculture, and promoting agri-business and agri-tourism synergies with the settlement areas (e.g. farmers markets);
- p) Encourage community or urban agriculture (e.g. community gardens, rooftop gardens, greenhouse gardens, and boxed gardens) in all appropriate zoning categories and on appropriate sites and particularly on vacant or underutilized lands, or institutions and community facilities. Community gardens will not be allowed where the cultivation of produce might have a negative impact on existing natural features, might pose a risk to human health, or where could create land use compatibility conflicts;
- q) Encourage the use of rooftop areas of multi-storey residential buildings as green amenity space for building tenants or owners;

- r) Protect and enhance the natural environment and the waterfront areas within and surrounding the settlement areas. The City will work with Kawartha's Naturally Connected Partnerships to develop an integrated planning model for an identified and protected natural heritage system;
- s) Support the location of new businesses and expansion of current businesses that are compatible with the settlement areas visions and strategic directions and that will provide opportunities for growth, employment diversity and prosperity;
- t) Enhance the opportunities for tourism development and support the recommendations of the City of Kawartha Lakes Premier-Ranked Tourist Destinations Project; and,
- u) Enhance and protect the cultural and built heritage resources and implement the recommendations of the Cultural Master Plan and Heritage Master Plan.

18.12.3. In the interest of providing assistance to the development industry in terms of addressing the sustainable development policies of the Plan, the City will explore possible incentive programs designed to encourage sustainable community design and development. Such incentives may include priority consideration for development approvals and funding support through available government programs.

Source Water Protection

18.12.4. To maintain the quality and quantity of source water, the City of Kawartha Lakes will implement the policies and requirements of the Trent Source Protection Plan as it relates to Well Head Protection Areas and Intake Protection Zones in the settlement areas.

5.15 Urban and Public Realm Design (new 18.13.)

The following policies are intended to guide urban design and public realm design within the settlement areas.

Add the following policies:

Community Design

18.13.1. It is the policy of this Plan to consider urban and community design as an integral component of new development and redevelopment in the settlement areas. The preparation of a set of Urban Design Guidelines for sub-areas within settlement areas to ensure that new development and redevelopment are attractive and consistent with the Policies of this Plan is encouraged.

18.13.2. It is the policy of this Plan to ensure that the design of new development and redevelopment is visually compatible with the surrounding neighbourhood. Compatible housing forms and appropriate transitions shall be developed at the edge of existing residential communities, heritage buildings, historic downtowns and abutting the environmental constraint areas.

18.13.3. It is the policy of this Plan to ensure that new development and redevelopment considers the range of elements that contribute to an aesthetically pleasing and architecturally appropriate character in the settlement areas. Development proposals shall:

- a) Incorporate building design that harmonizes with existing development by drawing upon architectural cues such as exterior materials, window and door placement, signage, entranceway design, roof pitch, and exterior architectural trimwork;
- b) Incorporate visual interest through varying building forms and styles along streets and within individual subdivisions;
- c) Design the street network on the basis of a modified grid pattern, wherever feasible, to provide for ease of movement within the community, encourage walkability, and reduce vehicle trips;
- d) Avoid the use of cul-de-sacs when designing new internal local road networks, except in instances where environmental features or previous development patterns prevent through-streets; and,
- e) Follow the principles of Crime Prevention Through Environmental Design (CPTED), including, but not limited to, site safety and security, natural surveillance, enhanced lighting, visibility from street, well-located and clearly marked building entries, accessibility for emergency services and limited pedestrian and vehicle interface.

18.13.4. New development and redevelopment shall preserve and enhance views to the waterfront areas and downtowns and main streets by ensuring that sight lines along public corridors are not interrupted. Both public and private development should enhance views by means of built form, landscape design, pedestrian amenity, and public access. This policy shall not be construed to include views of these areas from private property.

18.13.5. New development and redevelopment shall integrate natural and/or naturalized landscapes throughout the community as part of the open space system, when appropriate. The use of natural and/or naturalized landscapes for passive recreation and active transportation shall be encouraged.

18.13.6. The design of new development and pedestrian areas, the siting of buildings, and the landscaping should, whenever possible, have regard to proper wind orientation that reduces energy consumption and provides a comfortable level for pedestrians.

18.13.7. New development and redevelopment shall incorporate features such as trees and shelters that provide shade to protect people from sun exposure and reduce the heat island effects generated by paved parking lots.

Gateways and Entries

18.13.8. Gateway and landmark features, streetscape improvements, landscaping and significant building forms shall be encouraged at the entranceways into the downtowns and main streets, and should be allocated to major intersections where appropriate. Urban design treatments for gateway and landmark features should include:

- a) Landscaping that incorporates various plants, shrubs, and/or trees into boulevards and ground signage;
- b) Consistent signage and wayfinding treatments through the use of decorative signage, banner poles, bollards, and unique lighting; and,
- c) Identifiable paving patterns or symbols for middle of intersections using patterned concrete or unit paving.

18.13.9. Bridges should be enhanced to play a significant role in identifying the relationship with the downtowns/mainstreets and natural heritage corridors. Enhancements can be achieved by:

- a) Improving pedestrian and cycling circulation to the bridges;
- b) Ensuring that more translucent materials are used for the bridge barriers;
- c) By creating architecturally significant bridge abutments; and,
- d) Incorporation of public art on or on approach to bridge structures.

18.13.10. Design of key gateways to the settlement areas shall recognize this function through landscaping and building architecture that emphasizes their corner condition and prominent views.

18.13.11. Community institutions and significant natural features should be utilized as landmarks. The street network and views should be developed to facilitate their evaluation as cultural, social and recreational focal areas.

18.13.12. Streetscape elements and features, including built features, signage, special paving, lighting and banners, are encouraged to extend beyond gateway and landmark locations to enhance their individual character.

18.13.13. The inclusion of public art in urban squares, parks and pedestrian spaces at gateways is encouraged as a method of reinforcing the focal nature of these spaces.

Built Form

18.13.14. Development outside of downtowns and main streets shall be consistent with the Community Design policies of this Plan and/or be subject to area-specific urban design guidelines.

18.13.15. New intensification buildings in downtowns and mainstreets should be designed to take into account:

- a) Traditional architectural style of the many downtown and mainstreet buildings;
- b) Use of traditional building materials and styles, including brick and tall windows;
- c) Close to zero setback (while providing variation along the street edge);
- d) Infill buildings stretching to the back of the lot where possible to maximize floor area;
- e) Design to shelter parking lots located in the rear;
- f) Entrances addressing the public sidewalk with entrances, glazing, major public areas of building and office components facing the public realm to reinforce the streetscape;
- g) Directing pedestrian connections from building main entrances to public sidewalks, transit areas and other amenities; and,
- h) Building heights sensitive to existing development along the main streets.

18.13.16. The development of ground-related street retail within mixed use buildings shall be encouraged to promote active streetscapes. Where other uses, such as office or institutional, occur at grade within downtowns and main streets, their design should convey activity at the street level through glazed entrances and windows to public functions and private spaces, where appropriate.

18.13.17. Commercial, institutional and employment buildings located with prominent visibility from major arterial roads and main intersections should be designed to establish a distinct, attractive, prestigious image, characterized by good quality architectural design. The character, scale and appearance should complement the adjacent urban form.

18.13.18. Lighting of commercial, institutional and employment buildings located within downtowns and main streets shall be designed as an integral component of the overall site design. It should provide safe illumination for pedestrians and motorists and be used strategically to provide a distinct site identity. Illumination of streetscapes adjacent to buildings, parking lots, building accents and signage should be designed together, to create focus and emphasis on site features. Lighting should be designed to reduce light pollution and reflect “dark sky” design principles.

18.13.19. The range of signage shall be coordinated to create an attractive and uncluttered site image.

18.13.20. Outdoor storage of goods, if permitted, shall be located to the rear and sides of buildings and screened with walls or architectural screens that coordinate with building architecture. Such screening may be supplemented with landscaping.

18.13.21. Commercial, institutional and employment building design shall incorporate appropriate accessibility measures in accordance with the Accessibility for

Ontarians with Disabilities Act, the City's Accessibility Plans and Policies, and the Ontario Building Code.

Public Realm and Streetscape

The following policies apply to the urban design of public streetscape elements and buildings in the settlement areas.

18.13.22. Streetscapes shall be designed to promote safety and ease of use of multiple means of transportation, including vehicular, pedestrian, bicycle and transit, when available.

18.13.23. Streetscape design shall integrate and coordinate a variety of elements to create visually attractive public spaces and a sense of place. These include appropriate right-of-way width to accommodate landscaping, street trees, decorative paving, street lighting, street furniture, signage, double-loaded streets, and special corner treatments.

18.13.24. The City shall encourage the improvement of streetscapes within the downtowns and main streets through the use of landscaping including trees, wide sidewalks, bicycle lanes, bicycle parking, special signage, lighting, seating, street furniture, public art, and special paving, and opportunities for seasonal displays and/or seating, which promote a positive sense of place and create a safe and attractive pedestrian environment.

18.13.24. Streetscapes at major intersections should be developed with special community features, tree planting and paving to identify these areas as focal locations.

18.13.25. Street tree planting shall be included in the design of all streetscapes to contribute to a high quality of landscaping and promote pedestrian comfort through shading opportunities. Tree planting should be continuous and the species, placement and frequency of street trees should be appropriate for the type of street.

18.13.26. Sidewalks shall be located to provide uninterrupted and safe pedestrian movement to commercial areas, transit stops and all community amenities, and shall have regard for the space between the building and the roadway in non-residential areas.

18.13.27. Design and selection of street lighting, signage and streetscape furniture should be coordinated and should support the character of the local community. Street lighting should follow the "dark sky" design principles, directing sufficient light downward and minimizing light pollution and glare.

18.13.28. Streetscape design shall incorporate appropriate accessibility measures in accordance with the Accessibility for Ontarians with Disabilities Act and the City's Accessibility Plans and Policies.

5.16 Cultural Heritage (new 18.14.)

Add the following policies:

18.14.1. The City shall encourage the preservation and awareness of the rich built heritage and cultural heritage resources and landscapes of the City's downtowns and main streets.

18.14.2. The City shall maintain an inventory of buildings of architectural and/or historic interest for the purposes of designating, by By-law, selected properties for preservation and protection from alteration pursuant to the Ontario Heritage Act. The City will identify and map cultural resources as outlined in the 2010 Cultural Resource Mapping Guide.

18.14.3. Heritage features or events shall be appropriately designated using relevant provincial legislation including the Ontario Heritage Act, the Planning Act, the Municipal Act and other applicable statutory legislation in order to preserve and enhance the City's heritage resources.

18.14.4. Individual properties and areas of unique cultural, architectural and historical significance may be recognized through designation pursuant to the Ontario Heritage Act.

18.14.5. Special studies may be undertaken for districts having heritage potential. Should an area represent a group of significant sites, buildings or structures, or period of the City's history, a Heritage Conservation District may be established pursuant to the Ontario Heritage Act. All new development within a Heritage Conservation District will be required to maintain the character of the area. Heritage Victoria and landowners will be consulted prior to the establishment of a Heritage Conservation District.

18.14.6. The City shall prevent the demolition, destruction, inappropriate alteration, or inappropriate use of designated heritage properties.

18.14.7. Alterations may be made to properties designated by By-law as having historical significance provided that the alterations do not affect the reasons for the designation, are in keeping with the policies of this Plan, and meet the requirements of the Zoning By-law, other City By-laws and applicable municipal and provincial policies and codes.

18.14.8. Council shall endeavour to obtain funds for the conservation and restoration of buildings through all available sources with the assistance of applicable agencies such as the Ontario Heritage Foundation.

18.14.9. Designated properties shall be retained as part of any new development or redevelopment to ensure that the heritage value of the building and/or lands is not compromised.

18.14.10. Consideration shall be given to the effects of public works and development on buildings, sites, infrastructure and areas of historical, architectural, scenic or archaeological importance prior to the approval of public works and proposals for development.

18.14.11. When extending of streets and other necessary road improvements, including realignment and widening, consideration shall be given to the impact of such extensions or improvements on heritage resources, especially the character of streetscapes.

18.14.12. The City will support initiatives which enhance, expand and support existing and new arts and cultural activities in the settlement areas.

18.14.13. The City encourages and supports the display of art in public places as a means of enhancing the public realm, enriching the visual experience of residents and visitors and promoting the City's culture.

18.14.14. The redevelopment of heritage buildings shall address the need to improve the accessibility and mobility to these buildings.

18.14.15. A Heritage Impact Assessment shall be required when reviewing applications for development on or adjacent to a property with a heritage designation or located within a Heritage District. The Heritage Impact Assessment shall be prepared in accordance with Section 36.3 of this Plan.

18.14.16 The inclusion of mitigative measures and/or alternative development approaches shall be required for development applications, when the development or site alteration is on or adjacent to a heritage property.

5.17 Parks and Open Spaces and Trail Systems (new 18.15.)

Add the following policies:

18.15.1. The City will pursue opportunities to improve pedestrian, transit and cycling linkages between the downtowns, main streets and its surrounding neighbourhoods and destinations such as parks and open spaces, retail and institutions and community facilities as well as with adjacent municipalities.

18.15.2. The City, wherever possible, shall develop a well-maintained open space system which links important destinations, such as the downtowns, main streets, activity centres, residential neighbourhoods, workplaces, waterfront areas, and local parks using trails, natural areas, bicycle paths and sidewalks.

18.15.3 The general location of new parks in the settlement areas are denoted with the symbol "NP" on Schedules F-1, F-2, F-3, F-4, and F-5. A park may be situated anywhere within the extent of the underlying land use designation denoted with the symbol "NP," and the City will determine the type of park and its final location prior to draft plan approval.

18.15.4. The following policies shall apply to the provision of new open spaces and facilities throughout the settlement areas:

- a) Parks and trails shall be integrated into the overall design of an area to ensure an optimal location for the citizens being served;
- b) Any landscaping and topographical modifications as may be required in the provision of parks by a developer shall be coordinated, as soon as possible, by the developer prior to the dedication of the lands for park purposes;
- c) Landscaping of local parks, where appropriate, should use native plantings and species;
- d) Efforts shall be made to alleviate any negative impacts from traffic and light pollution to adjacent lands;
- e) The design of parking areas shall take into consideration the users of the open space or recreational facilities and minimize conflicts between vehicular and pedestrian traffic;
- f) The design of parks, open spaces, trails and linkages shall have regard for the provision of shelters and shaded areas to protect people from sun exposure;
- g) The open space or facility shall have a minimum of 25% street frontage and be accessible;
- h) New open spaces will be coordinated with school sites, wherever feasible, to facilitate joint use of recreational amenities;
- i) In neighbourhoods where there is a deficiency of open space, the creation of open space from underutilized or brownfield sites may be considered on a site-by-site basis;
- j) The design of parks, open spaces and recreational facilities will consider the provision of affordable and quality recreation programs for all residents and visitors regardless of age, financial means and physical ability;
- k) The design and programming of open spaces and recreational facilities will consider and implement techniques to optimize the safety and security of all users; and,
- l) Guidelines for the design of open spaces and recreational facilities which address elements of Crime Prevention Through Environmental Design (CPTED) may be prepared in consultation with the public, stakeholder groups, and the area's police forces.

18.15.5. The City intends to achieve an overall ratio of 4 hectares of park space per 1,000 persons of population within the settlement areas. The planning of new parks and/or rectifying deficiencies in the provision of parks will be in accordance with the following general standards:

Hierarchy	General Size / Minimum Standard	Parks Planning Policy
Parkettes/Tot Lots	Varies depending on neighbourhood	An adequate supply of Parkettes and Tot Lots within neighbourhoods shall be provided where appropriate.
Neighbourhood Parks	1.8 to 4.0 ha / 1.0 ha per 1,000 population	Neighbourhood Parks should be designed to accommodate the recreational needs of local residents. Where there is a majority of young families and/or senior citizens in an area, facilities should be tailored more specifically to the particular needs of these groups. Generally, Neighbourhood Parks should be located on tableland. Any lands acquired for Neighbourhood Parks that are not tableland should be in addition to the recommended standard. Neighbourhood Parks should be centrally located within safe and convenient walking distance of the majority of neighbourhood residents (optimum service radius is 800 metres or a 10 minute walking distance). The park should be designed with a minimum of 25% street frontage for visibility and safety and should be co-ordinated with public or separate elementary school sites where possible. Neighbourhood Parks should be of sufficient size to accommodate a variety of recreational facilities. These may include, but are not limited to junior sports fields (softball, soccer), outdoor rinks, multi-purpose courts, playground equipment, paved areas for informal games and shaded areas for passive recreation. Neighbourhood Parks will be maintained using environmentally sound maintenance practices and will be as biologically productive as possible.
Community Parks	6.0 to 10.0 ha / 1.0 ha per 1,000 population	Community Parks should accommodate the social, cultural, education and physical activities of particular interest to several neighbourhoods with emphasis on facilities for organized sports. Smaller areas should be set aside for passive recreation. Community Parks should be in a highly visible location, which is reasonably central to the service population and directly accessible by automobile and bicycle (optimum service radius is 1.6 km or a 20 minute walking distance). Frontage on a

Hierarchy	General Size / Minimum Standard	Parks Planning Policy
		<p>collector or arterial road is desirable with facilities provided for off-street parking. The location of Community Parks should be co-ordinated with secondary school sites where possible and have a minimum of 25% street frontage. The parks should be developed as focal points for organized and non-organized team sports, athletic activities and casual recreation. This requires the provision of high quality sophisticated facilities, which may include regulation-size softball and baseball diamonds, soccer fields with night lighting and spectator facilities, major playgrounds, tennis courts, and visitor service centres.</p> <p>Community Parks will be developed with diverse vegetation stands which will contribute to visual and ecological conditions. These types of parks will be managed employing environmentally sound maintenance practices such as naturalization of the landscape, in order to be a biologically productive resource in the City.</p>
City Parks and Waterfront Parks	Variable depending on the site / landscape conditions	<p>City Parks and Waterfront Parks located along the settlement areas' waterfronts should be managed for the enjoyment of a diverse population including individuals, family groups and community organizations. Opportunities for both active and passive recreation, social and cultural activities, and the conservation, preservation and enhancement of natural environment areas, historic sites and wildlife habitats should be encouraged. Waterfront Parks located adjacent to lakes and rivers should be developed to capitalize on the unique natural setting.</p> <p>These parks will be managed to be biologically productive resources that significantly contribute to the environmental quality of the City. Environmental management will be an important maintenance priority for these areas. Areas should be defined considering the bio-physical resources of the site.</p>

18.15.6. It is Council's intention to create a trail system within the settlement areas, where possible, consisting of:

- a) Abandoned rail lines in public ownership;
- b) Existing parkland;
- c) Linkages in subdivision design;
- d) Co-operative effort with private land owners; and,
- e) Land acquisition.

18.15.7. Throughout the City and particularly the settlement areas there are a number of parcels of land that were formerly utilized as railroad transportation corridors. These linear parcels may be linked together as a park and/or continuous recreational trail system. Those lands deemed by the City to be significant to the trail system shall be retained in public ownership for the purpose of implementing a trail system. The City shall also investigate the feasibility of acquiring portions of the railway corridors currently held in private ownership.

18.15.8. Where a trail linkage in an open space system crosses an arterial or collector road, a marked pedestrian/bicycle crossing, grade-separated crossing, or other crossing safeguard shall be provided.

18.15.9. Parkland dedication shall be in accordance with Section 34.13 of this Plan. As a condition of draft plan approval, the proponent shall be required to provide a park facilities design satisfactory to the City for any park within the plan of subdivision. In order to ensure that the size, configuration and orientation of the park can be programmed in an efficient manner, it may be necessary to prepare a park facilities design prior to draft plan approval. The park facilities design shall preserve naturalized and biologically productive areas within parks, to the greatest extent possible. Where park land is not required, the proponent shall provide an appropriate cash-in-lieu of parkland dedication

18.5.10 Parkland dedication shall also be required in accordance with Section 34.13 of this Plan as a condition of provisional consent of site plan approval. The may require the dedication either in the form of park land or cash-in-lieu of parkland as appropriate.

18.15.11. The City will ensure that, where feasible, appropriate native vegetation which provides for a variety of micro climates, animal habitat and corridors, and which reduces the urban heat island effect will be a component of the development of parks and open space networks.

5.18 Transportation and Parking (new 18.16.)

Add the following policies:

Active Transportation

18.16.1. The City will encourage the development of active transportation, namely transit-supportive communities, where feasible, pedestrian friendly urban environments, expansion and improvement of the existing trail and cycling network and provide for a range of transportation choices for all ages.

18.16.2. The City may develop and adopt design standards for roads taking into account varying active transportation infrastructure needs in rural/urban areas (e.g. sidewalk access, rural cycling routes, bike lanes, trails).

18.16.3. The City shall implement, in a staged program, the development of a continuous and safe system of non-motorized multi-use trails to support active transportation and active recreation. The City shall establish safe walking, cycling and water routes within towns on routes to schools, parks, playgrounds, fairgrounds, downtowns/main streets, and safe corridors connecting the settlement areas and trails within the City.

18.16.4. Transportation facilities, including the construction of new roads and reconstruction of roads, shall include safe, convenient and attractive pedestrian systems such as sidewalks, corner ramps, pedestrian signals and appropriate lighting. A continuous sidewalk/walkway system providing accessible, safe, convenient and enjoyable walking for all users shall be developed and maintained.

18.16.5. The development of pedestrian-scale streets and streetscapes that encourage walking because they are safe, comfortable and attractive will be supported through measures such as providing sidewalks, sheltered transit stops where feasible, street furniture, canopies on buildings, landscaping, locating retail and personal service uses at street level, and supporting building design which provides shelter and other amenities.

18.16.6. The City will require that new subdivisions provide sidewalks and walkways as deemed appropriate. Pedestrian crossing signals will be required at all signalized intersections.

18.16.7. The City will develop a signage strategy for active transportation and implement clear and consistent signage for walking and cycling routes and non-motorized multi-use trails.

Parking and Loading Areas

18.16.8. Parking areas shall be designed as functional, attractive and comfortable and shall reduce their environmental and visual impact. Low Impact Development measures, such as pervious paving, bioswales, and landscaping islands with trees, should be incorporated to minimize stormwater runoff and reduce heat island effect.

18.16.9. Long stretches of on-street parking on local roads shall be broken up with landscaped “bump-outs” sufficiently sized to support boulevard trees.

18.16.10. For Employment areas, parking shall be located at the rear and sides of buildings. Parking near building entrances shall be limited to small visitor parking areas. Parking and landscaping for Employment areas should be designed as follows:

- a) Screening should be provided between parking areas and adjacent residential properties.
- b) Buffers should be located at the perimeter of the property line adjacent to parking areas and laneways to accommodate landscaping and tree planting.
- c) Landscaped islands should be placed at the ends of all parking aisles.
- d) Parking aisles with a length of more than 15 stalls should be broken up with landscaped islands.
- e) All parking islands should be planted with hardy, strongly branched and salt tolerant trees.
- f) Large parking areas should be broken up with linear pedestrian only sidewalks planted with a consistent row of trees.
- g) The placement of sidewalks should be oriented to link building entrances.

18.16.11. In Commercial and Mixed Use areas as well as Residential areas subject to site plan control, parking shall be located interior to the block or at the rear of buildings wherever possible. Limited parking between the street edge and building may be provided or addressed through on-street parking in appropriate locations. Parking and landscaping for commercial, mixed-use, and residential development should be designed in accordance with the design criteria of Section 18.16.9.

18.16.12. Service and loading areas shall be located away from street frontages to minimize views from adjacent streets. Location to the rear or sides of buildings is preferable wherever possible. Such service areas may require screening with walls and landscaping that is compatible with the adjacent building design.

Accessibility

18.16.13. The City shall strive to improve the mobility of all persons to make conditions safe for walking, persons using mobility devices, including wheel chairs and scooters, and people utilizing accessible conventional transit, specialized transit and accessible taxis.

5.19 Large Format Retail Use (re-number as 18.17.)

Re-number policies 18.7.1. to 18.7.5. as 18.17.1. to 18.17.5.

18.17.3. Add after the fourth bullet:

- Urban design plan, respecting the policies of Section 18.13 of this Plan;
- Landscape master plan;
- Comprehensive development plan when dealing with a development comprised of two or more buildings or phases.

6. Development Plan Changes

The remainder of the Official Plan sections will be re-numbered as follows:

- 31.2. renumbered to 31.7. Oak Ridges Moraine Plan
- 31.3. renumbered to 31.8. Four Mile Lake - Specific Lake Policy Area
- 31.4. renumbered to 31.9. Four Mile Lake Objectives
- 31.5. renumbered to 31.10. Scope of Four Mile Lake Policies
- 31.6. renumbered to 31.11. Specific Policies
- 31.7. renumbered to 31.12. Development within The Corben Creek Watershed

Current Development Plans (DP-1 to DP-10) will be amended as follows:

- 31.8 renumbered to 31.13. Development Plans
- 31.9. renumbered to 31.14. Area One (DP-1) - Moore Subdivision; Verulam
- 31.10. renumbered to 31.15. Area Two (DP-2) - Black Bear Subdivision; Somerville
- 31.11. renumbered to 31.16. Area Three (DP-3) - Kings Bay; Mariposa
- 31.12. renumbered to 31.17. Area Four (DP-4) - Gilson Point, Mariposa
- 31.13. renumbered to 31.18. Area Five (DP-5) - Szakacsi Subdivision, Verulam
- 31.14. renumbered to 31.19. Area Six (DP-6) – 564711 Ontario Inc., Fenelon
- 31.15. renumbered to 31.20. Area Seven (DP-7) - Cranberry Lake, Dalton
- 31.16. renumbered to 31.21. Area Eight (DP-8) - Longford Area
- 31.17. renumbered to 31.22. Area Nine (DP-9) Historic Rural Residential Designation
- 31.18. renumbered to 31.23. Area Ten (DP-10) – Angeline St. S. And Hwy. 7, Ops

Section **31.7 Oak Ridges Moraine Plan** is amended by changing all references in Section 31.7 from “Schedule “G” to “Schedule “J”

Section **31.19 Development Plan Area Six (DP-6) – 564711 Ontario Inc.** is amended:

By placing the words “- Not Used” after **31.19 Development Plan Area Six (DP-6) – 564711 Ontario Inc.**

By removing Sections 31.19.1 to 31.19.6 and replacing them with Sections 31.19.1 to 31.19.6 as approved through Official Plan Amendment #2 to this Plan within the Fenelon Falls Secondary Plan as Sections 31.4.3.10.1 to 31.4.3.10.6 under Section **31.4.3.10 Development Plan Area Six (DP-6).**

Section **31.22 Development Plan Area Six (DP-9) – Historic Rural Residential Designation** is amended:

By changing the reference from DP-9(1) to DP-9(2) in Section 31.22.1.

By removing Section 31.17.13 and renumbering the subsequent Sections accordingly.

Maps/Schedules

Schedule A-2 - Land Use Designations (Geographic Township of Mariposa)



2015.05.07

Schedule A-2 Update:

Schedule A-3 - Land Use Designations (Geographic Townships of Ops and Emily)



2015.05.07

Schedule A-3 Update:

Schedule A-4 - Land Use Designations (Geographic Township of Eldon)



2015.05.07

Schedule A-4 Update:

Schedule A-5 - Land Use Designations (Geographic Townships of Fenelon and Verulam)



2015.05.07

Schedule A-5 Update:

Schedule B-2 - Natural Heritage Features (Geographic Township of Mariposa)



2015.05.07

Schedule B-2 Update:

Schedule B-3 - Natural Heritage Features (Geographic Townships of Ops and Emily)



2015.05.07

Schedule B-3 Update:

Schedule B-4 - Natural Heritage Features (Geographic Township of Eldon)



2015.05.07

Schedule B-4 Update:

Schedule B-5 - Natural Heritage Features (Geographic Townships of Fenelon and Verulam)



2015.05.07
Schedule B-5 Updates: