



City of Kawartha Lakes G.M.S.

Task Force meeting
January 2024



Discussion Points

- Project update and workplan
- City of Kawartha Lakes growth scenarios
- Lindsay Settlement Area – buildout population and employment
- Draft DGA & Employment Area land needs
- Phasing criteria and preliminary observations
- Next Steps

Project Update

Project Update and Workplan Timeline

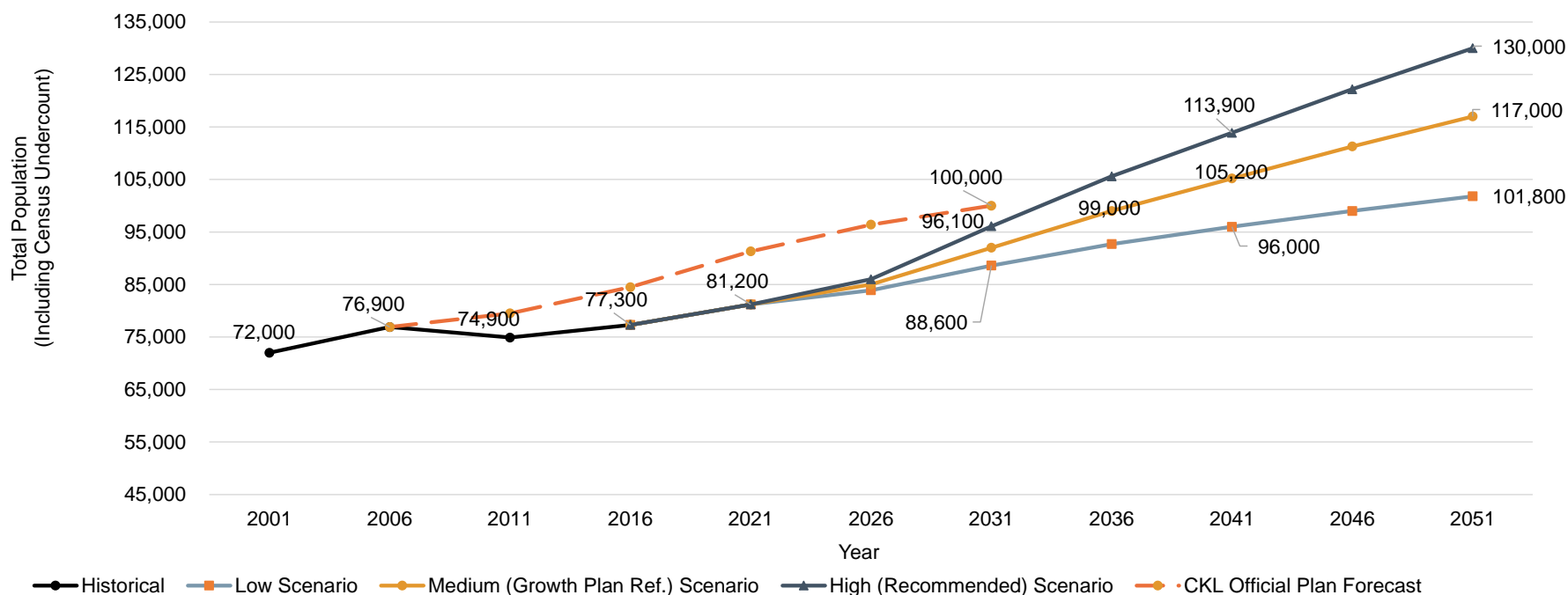


- January 2023 – Key G.M.S. findings to C.O.W.
- February 2023 – City of Kawartha Lakes Growth Scenarios
- February / March 2023 Task Force Meeting – Draft Land Needs Analysis
- April 2023 – Bill 97 and Provincial Planning Statement (2023) – **Project paused**
- September 2023 – Study re-commenced, and Scope of Work revised and expanded to include:
 - Phasing plan and buildout analysis for Lindsay
 - Urban expansion location analysis for Fenelon Falls and Bobcaygeon
 - Expansion options for urban Employment Areas

Growth Scenarios

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Population Growth Scenarios

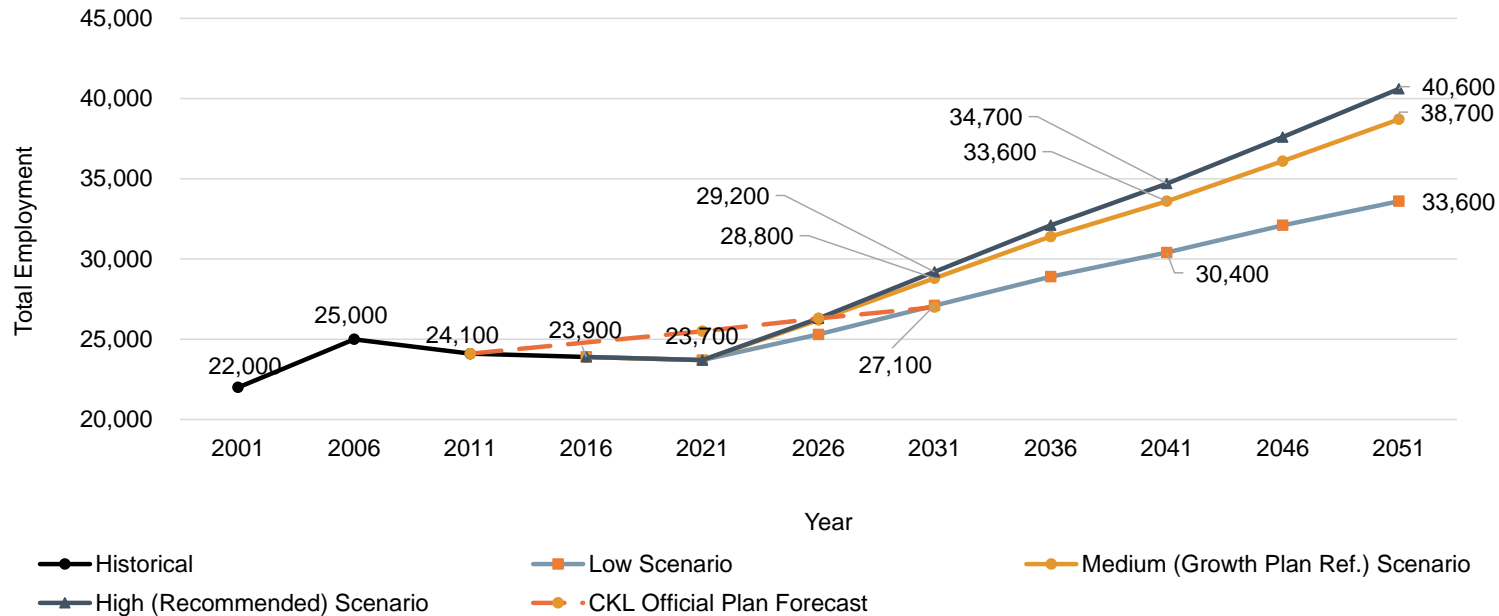


Note: Population includes net Census undercount.

Source: Historical derived from Statistics Canada Census data, 2001 to 2021, Low, Medium and High Scenarios by Watson & Associates Economists Ltd.

	Annual Growth Rate				
	2001-2016	2016-2021	2021-2031	2021-2041	2021-2051
Historical	0.47%	0.99%			
Low Scenario			0.88%	0.84%	0.8%
Medium (Growth Plan Reference) Scenario			1.26%	1.30%	1.2%
High (Recommended) Scenario			1.70%	1.71%	1.6%

City of Kawartha Lakes Employment Forecast Scenarios



Low
Scenario
Growth
Rate
1.3%

High
Scenario
Growth
Rate
1.9%

Note: Total employment includes no fixed place of work and work at home employment.
Source: Historical derived from Statistics Canada Census data, 2001 to 2021. Low, Reference and High Scenarios by Watson & Associates Economists Ltd.

Historical based on Statistics Canada Census Data and EMSI Estimate; Forecast by Watson & Associates Economists Ltd.
Based on Growth Plan Targets.

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Lindsay – High Scenario



Year	Lindsay Population (2021 - Buildout)	Lindsay Employment (2021 - Buildout)	Lindsay Employment Activity Rate (2021 - Buildout)
2021	23,600	15,800	68%
2026	27,200	18,100	67%
2031	35,100	20,900	60%
2036	42,600	23,400	55%
2041	48,500	26,100	54%
2046	53,900	29,100	54%
2051	59,700	31,400	53%
Buildout ~ 2063	74,100	38,800	52%

DGA and Employment Land Needs

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Overview of DGA Land Needs Scenarios



	Option 1	Option 2	Option 3 (Recommended Option)
DGA Density (People and Jobs / ha)	40	45	45
Intensification % (2021-2051)	30%	30%	20%

Intensification - Housing Growth in Built Up Area boundary

DGA Community Area - Area outside of Built-Up Area & excluding Employment Areas

**Option 3 recommended (Task Force Meeting –
January / February 2023)**

Draft DGA Land Needs



DGA Density - 2051 : 20 % Intensification ; 45 People & Jobs / ha (Reference / High Scenario)

	Lindsay	Fenelon Falls	Bobcaygeon	Omemee	City of Kawartha Lakes
DGA Population in 2051	33,530	3,610	4,550	810	42,500
Number of DGA Jobs in 2051	3,690	250	320	50	4,310
Population and Jobs in 2051	37,220	3,860	4,870	860	46,810
Total DGA Area in ha (Including MZOs)	1,105	64	106	75	1,349
Density Target (people & jobs / ha)	48	38	38	30	45
DGA Land Demand to achieve 45 people & Jobs / ha (ha)	776	102	128	29	1034
DGA Land Needs (ha)	329	-38	-23	46	315

Area required for future urban expansion –

- Fenelon Falls ~ 38 ha
- Bobcaygeon ~ 23 ha

Draft DGA Land Needs – Lindsay (Excluding MZOs)



		Lindsay
DGA Population in 2051	A	33,530
Number of DGA Jobs in 2051	B	3,690
Population and Jobs in 2051	C = A+B	37,220
Total DGA Area in ha (Excluding MZOs)	D	541
Density Target (people & jobs / ha)		48
DGA Land Demand to achieve 45 people & Jobs / ha (ha)		776
DGA Land Needs (ha)		-235
Additional area under MZOs outside of Settlement Area		564
Surplus DGA Land Needs including MZOs		329

Draft Employment Land Needs to 2051 – High Scenario



		Lindsay	Bobcaygeon	Fenelon Falls	Omemmee
Employment Growth On Emp Lands	A	1480	20	130	20
Growth Accommodated through Intensification (5%)	$B = 0.05 * A$	74	1	7	1
Employment Growth Adjusted for Intensification	$C = A - B$	1406	19	123	19
Density Assumption (jobs/net ha)	D	22	12	12	7
Land Required (ha)	$E = C / D$	64	2	10	3
Vacant Employment Land (ha)	F	73	0	9	4
Gross Vacant Employment Land adjusted for land Vacancy (ha)	$G = 0.85 * F$	62	0	8	3
Vacant Employment Area Land Need, Net Ha	$H = G - F$	-2	-1	-3	1

Empl Land Deficit **

6 Net ha (8 gross ha)

*** The deficit will increase if the vacant Employment Areas are converted to residential or other non employment uses*

Urban Land Needs Conclusions



- The Settlement Area of Lindsay has a surplus of DGA Community Area (including MZOs) to 2051
- Approximately 38 ha and 23 ha area required for future urban expansion in Fenelon Falls and Bobcaygeon respectively
- There is a small deficit of Employment Lands to 2051 and deficit can increase if existing vacant EA sites are converted

Phasing Criteria

Provincial and Regional Directions –



Phasing Plan Should be Designed to:

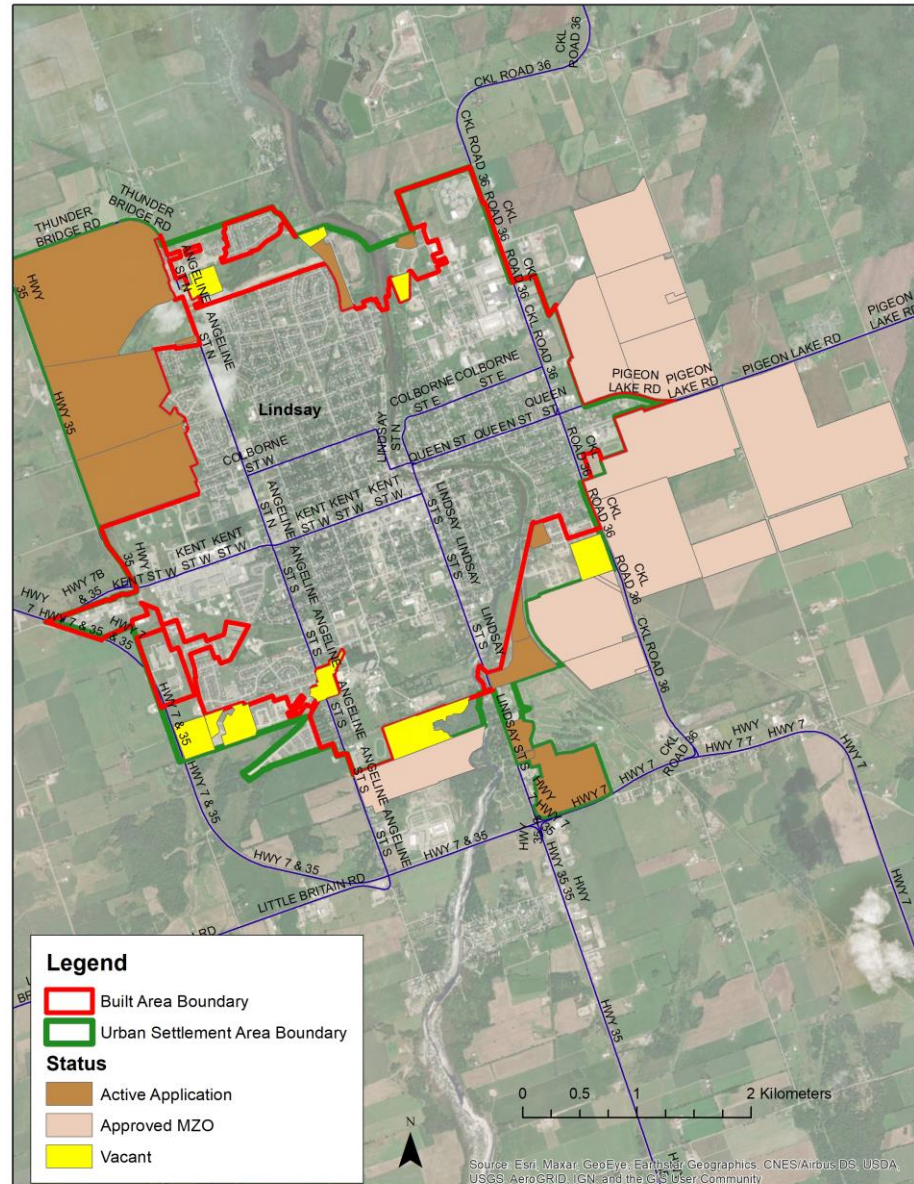
1. Achieve complete communities;
2. Support new development adjacent to existing built up areas;
3. Optimize existing infrastructure;
4. Support the introduction of transportation links; and
5. Prolong agricultural uses as long as feasible.

Draft Phasing Criteria

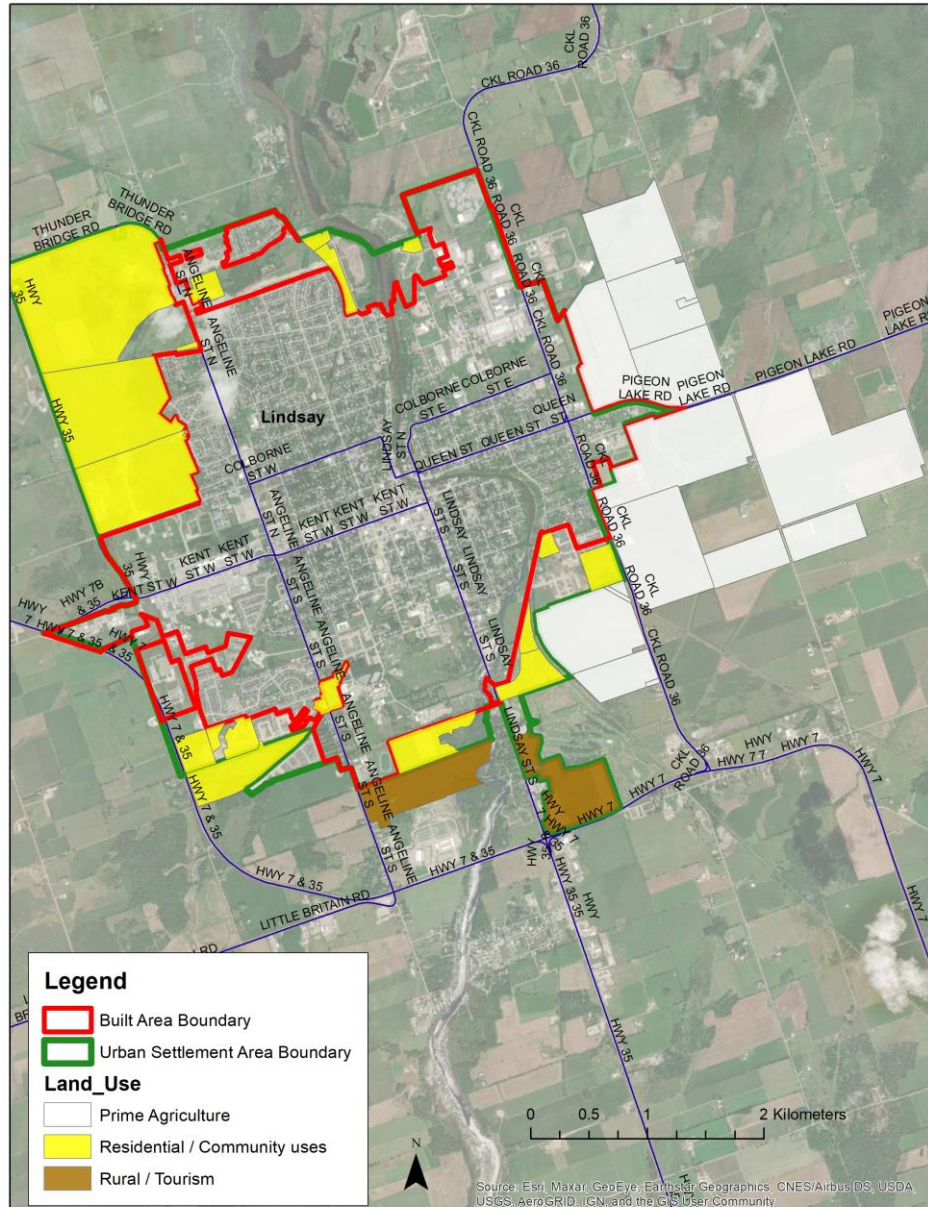


- **Is the development area a logical extension to the current built-up area?**
Lands close to already developed lands – lands under development considered.
- **Will the selection of the development area provide for the completion of an existing urban area in the City?**
Complete communities has been a long-standing planning principle
- **Will the selection of the development area make the most efficient use of existing and planned water and wastewater infrastructure?**
- **Will the selection of the development area make the most efficient use of the existing and planned Provincial / Local transportation network?**
- **Does the location of the expansion area minimize impacts on active agriculture?**

Summary of DGA Supply Inventory including MZO lands



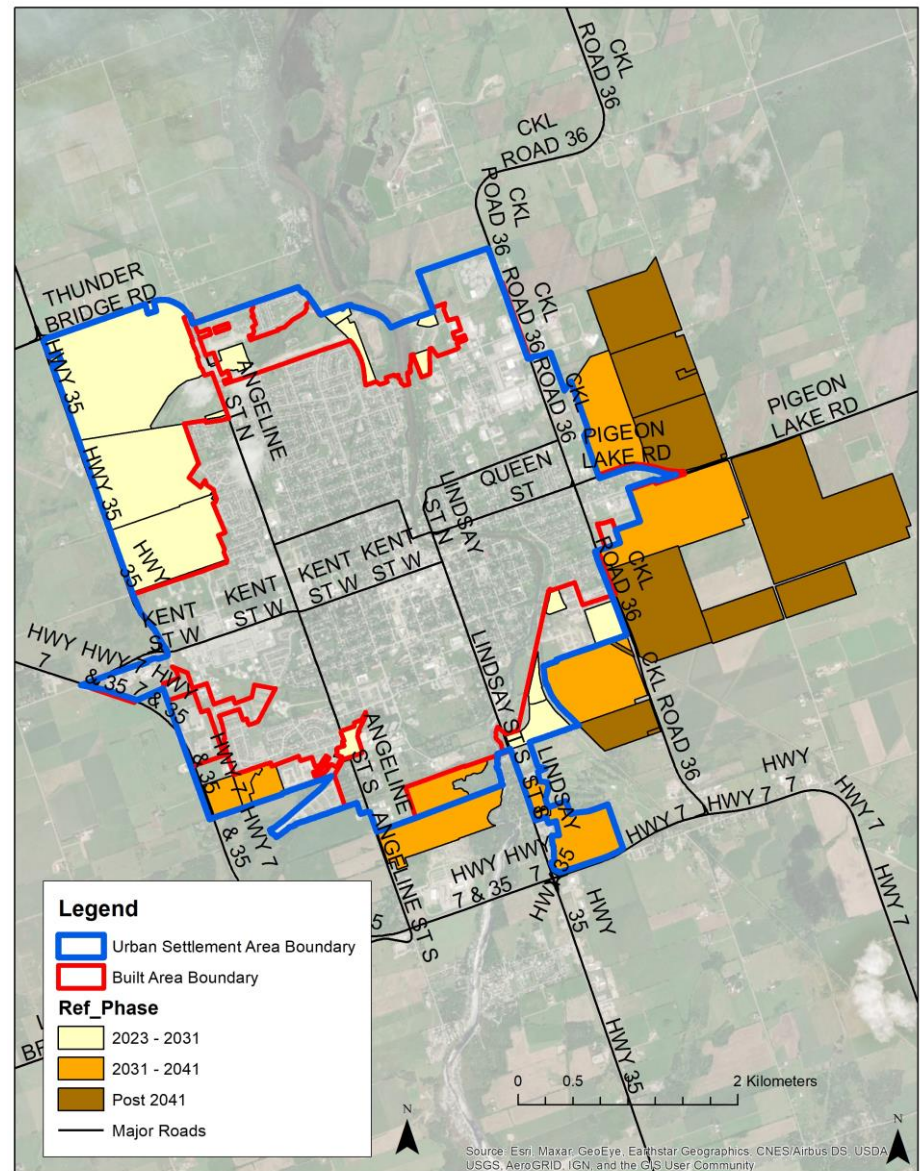
Lindsay DGA – Land Use



Draft Phasing Criteria – Status of DGA & MZO Lands



- **Phase 1 or short term (2023 – 2031)**
– Lands that are within the development applications and/or municipally serviced with water/wastewater. D.G.A. lands that are directly adjacent the B.U.A and/or active development applications (on more than one side) and municipal services can be readily extended.
- **Phase 2 or medium term (2031 – 2041)** – Remaining, currently inactive designated residential lands, including approved MZO lands which are located within the existing urban boundary of Lindsay.
- **Phase 3 or long term (2041 – Buildout)** – Remaining approved MZO lands located outside of the urban settlement area boundary of Lindsay.



Next Steps



- Location Options – Draft Criteria / Potential Sites (Early Feb 2024)
- Draft Findings on Employment conversion analysis (Early Feb 2024)
- Task Force Meeting / TAT / SMT with Preliminary Phase 2 Findings (February / Early March 2024)
- Strategic Recommendations (April 2024)
- Draft Report (April 2024)
- Task Force Meeting - Study Findings (May 2024)
- Study Report (June 2024)

Questions