

# Technical Memorandum

<b>To</b>	Leah Barrie, Director of Development Services, City of Kawartha Lakes
<b>From</b>	Jamie Cook, Director; Shaila Taku, Consultant, Watson & Associates Economists Ltd.
<b>Date</b>	Draft prepared on July 8; updated on August 29 2024; released on October 4, 2024
<b>Re:</b>	City of Kawartha Lakes - Phase 1 Growth Management Strategy Summary of Key Findings

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The purpose of this memo is to provide a summary of the key findings regarding the City of Kawartha Lakes Growth Management Strategy (G.M.S.) Phase 1 (Technical Analysis).

## 1. Background

The City's G.M.S. Consulting Team presented the results of the draft G.M.S. to the Committee of the Whole (C.O.W.) in May of 2024.<sup>1</sup> This presentation provided a summary of the City's long-term population, housing and employment growth forecast scenarios, draft phasing plan for the Lindsay Settlement Area, as well as an overview of the City's long-term Community Area and Employment Area land needs to 2051. Subsequent to the May C.O.W. meeting, further analysis has been conducted to evaluate draft location options for Settlement Area expansion within Fenelon Falls and Bobcaygeon to accommodate identified Community Area land needs of 38 ha and 23 ha respectively, to the year 2051. A Community Area surplus of approximately 329 ha and 50 ha has been identified within Lindsay and Omemee to 2051. Accordingly, additional technical analysis has been carried out for the Lindsay Settlement Area including an evaluation of Employment Area sites for conversion to Community Area

<sup>1</sup> Minutes of Meeting from CoW dated May 21 can be accessed at <https://calendar.kawarthalakes.ca/meetings/Detail/2024-05-21-1300-Regular-Council-Meeting/5abd06c7-ea44-47b9-a07d-b18f014dc513>

uses as well as a review of location options for Settlement Area expansion to accommodate identified Employment Area land needs to the year 2051.

An overview of the key technical analysis results is presented in this memo. Further details including an assessment of regional and local trends, details regarding the long-term growth forecast, urban land supply, and land needs analysis will be provided in the G.M.S. report. The G.M.S. represents a foundational study for the forthcoming review and update of the City's Official Plan (O.P.). This process of updating an O.P. represents a Municipal Comprehensive Review (M.C.R.), in accordance with section 26 of the *Planning Act* and is required to bring the City's O.P. into conformity with the current provincial policy directions and interests, and the City's strategic initiatives.

## 2. Population and Employment Growth Forecast and Allocations

### Population and Housing Growth Forecast

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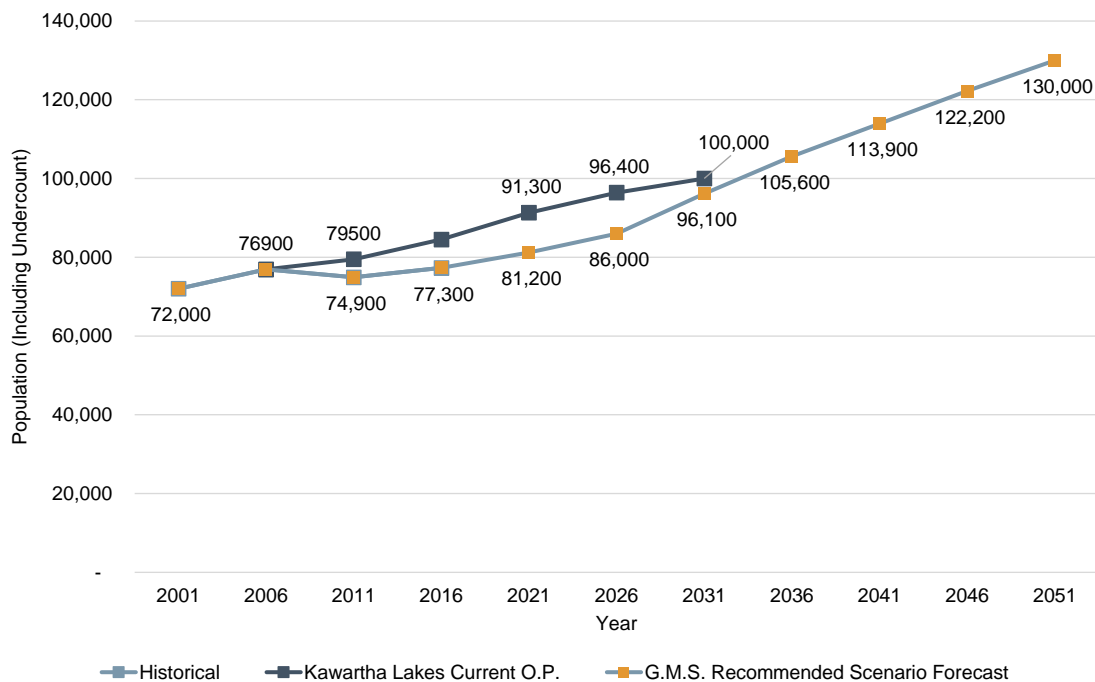
As a part of the G.M.S., three long term growth scenarios (including a Low, Medium and High Growth Scenario) were developed and tested by the Consultant Team in February and March 2023. The Medium Scenario is based on the targets identified for the City under the Growth Plan for the Greater Golden Horseshoe (G.G.H.), A Place to Grow <sup>[1]</sup>. The Growth Plan identifies a target of 117,000 people for the City of Kawartha Lakes to 2051. Based on a comprehensive assessment of local, regional and Provincial demographic and economic trends, it was recommended by the Consultant Team that the High Growth Scenario be used as the recommended long-term forecast for the City for the purposes of the G.M.S.

Figures 1 and 2 summarize the City of Kawartha Lakes's long-term population and annual housing forecast for the City over the 2021 to 2051 planning horizon under the High (recommended) Growth Scenario.

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[1] A Place to Grow. Growth Plan for the Greater Golden Horseshoe. Office Consolidation. August 2020. Ontario.

**Figure 1**  
**City of Kawartha Lakes**  
**Historical and Forecast Population Growth (Recommended Scenario) – 2001 - 2051**



Source: 2001 to 2021 historical data derived from Statistics Canada Census, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

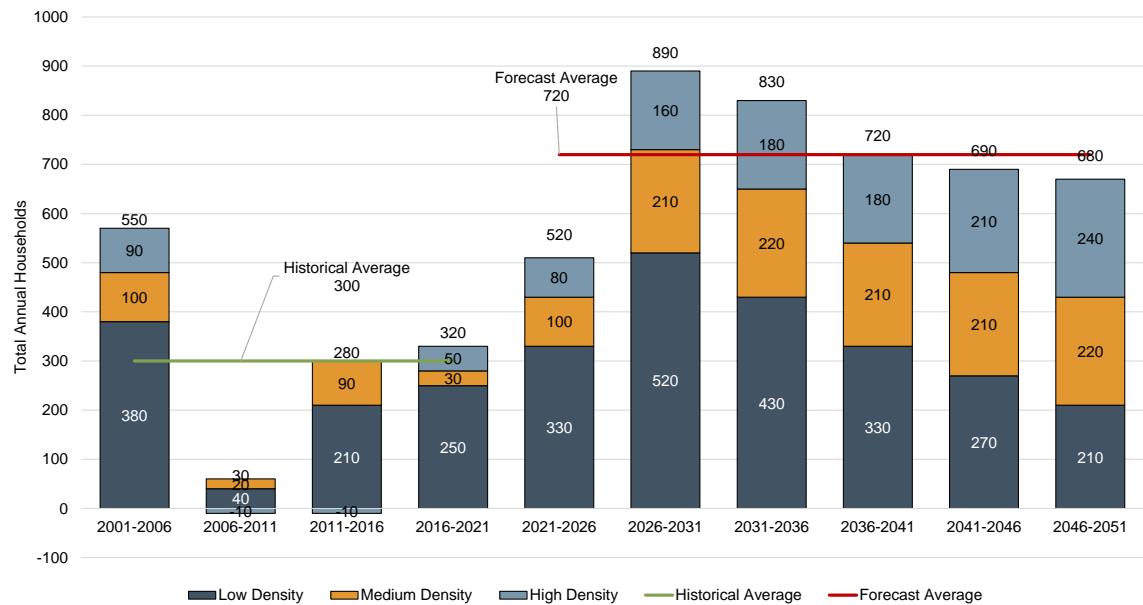
Under the recommended scenario, by 2051, the total permanent population base for the City of Kawartha Lakes is forecast to grow to approximately 130,000 persons. This represents an increase of approximately 48,800 residents between 2021 and 2051, or an average annual population growth rate of 1.6% during this period.

Accommodating forecast population growth across the City to the year 2051 will require approximately 21,640 new households, or about 720 new households annually. For historical context, the City averaged approximately 300 new households annually between 2001 and 2021.<sup>1</sup> To adequately accommodate future housing demand across

<sup>1</sup> According to the Municipal Housing Pledge, the City of Kawartha Lakes has a target of adding 6,500 new housing units between 2023 to 2031. The growth forecast presented here, the total housing growth in this time period is 6,000 units. It is recognized that the housing pledge targets are not necessarily associated with housing needs through new growth and could account for additional housing needs not being met for existing residents.

a diverse selection of demographic and socio-economic groups, a full range of new housing typologies will be required with respect to built-form, location, tenure and affordability across the City of Kawartha Lakes.

Figure 2  
City of Kawartha Lakes  
Annual Household Forecast – 2001 - 2051



Source: 2001 to 2021 historical data derived from Statistics Canada Census, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

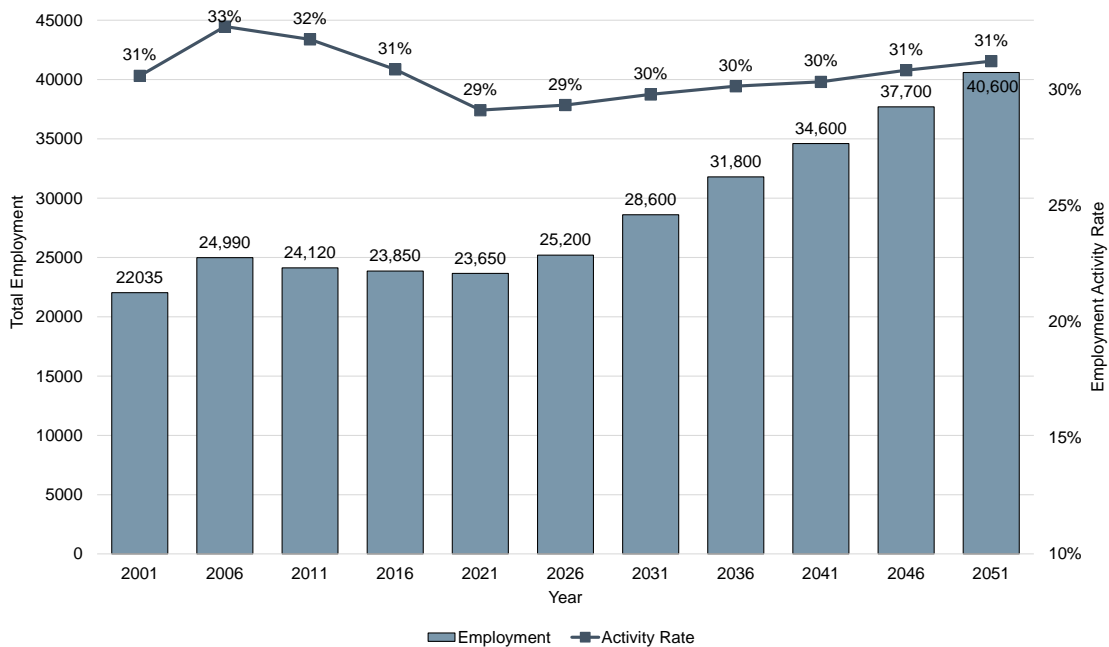
### Employment Growth Forecast

The total employment base for the City of Kawartha Lakes is forecast to steadily increase to approximately 40,600 jobs by the year 2051.<sup>[1]</sup> This represents an increase of approximately 16,900 new jobs between 2021 and 2051, or an average annual employment growth rate of 1.6% during this time period. The employment activity rate is forecast to grow slightly from 29% in 2021 to 31% in 2051.<sup>[2]</sup> Job growth potential within population-related employment sectors (including work at home employment) such as

<sup>[1]</sup> According to Growth Plan for the G.G.H. a target of 39,000 jobs has been identified for the City of Kawartha Lakes to 2051. Further details on the employment forecast scenarios will be provided in the G.M.S. report.  
<sup>[2]</sup> Employment activity rate is defined as the ratio of total employment to population.

retail; accommodation and food; professional, scientific and technical services; education; and health care is anticipated to drive near-term employment growth fueled by steady population growth. Employment growth is also anticipated across a variety of export-based employment sectors (e.g., transportation and logistics, wholesale trade, construction, and manufacturing).

Figure 3  
City of Kawartha Lakes  
Historical and Forecast Employment Growth (Recommended Scenario) – 2001 - 2051



Source: 2001 to 2021 historical data derived from Statistics Canada Census, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

### Housing and Employment Growth Allocations

Of the total new households, approximately 16,100 households or 74% of all new households are forecast to be accommodated in Lindsay, with 2,100 households or 10% in Bobcaygeon, 1,950 households or 9% in Fenelon Falls, and a limited share of households forecast to be accommodated within Omemee and the City’s remaining rural areas.

Of the additional 16,900 jobs forecast for the City, approximately 75% of jobs are forecast to be accommodated within Lindsay, about 6% within Bobcaygeon, 9% in

Fenelon Falls, and 1% in Omemee, with the remaining areas anticipated to accommodate about 9% of the total employment increase.

### 3. D.G.A. Community Area Land Needs

As a part of the G.M.S., population, housing and employment growth has been allocated to both urban settlement areas of Lindsay, Bobcaygeon, Fenelon Falls and Omemee, and remaining rural areas (including hamlets and other rural areas in the City). It is recognized that the City's Hamlets and rural areas have an important role to play in accommodating future development subject to available land supply, supporting infrastructure and scale of development. However, the land needs analysis provided herein focuses on the City's urban settlement areas under the context of Provincial and local policy direction. A further review of rural settlement boundaries may be undertaken through the City's O.P. review process.

#### **Intensification and D.G.A. Density Targets**

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The current O.P. of the City of Kawartha Lakes identifies an intensification target as 30%.<sup>1</sup> Based on an assessment of demand and supply factors, it is recommended that the intensification target between 2021 – 2051 for the City be reduced to 20%.

Considering that the preferred forecast for the City is a high growth scenario, the reduced share of housing to be accommodated in the City's Built Up Area (B.U.A.) will be noticeably higher in absolute terms than what the City has been achieving historically under a reduced residential intensification target of 20%.

The Growth Plan for the Greater Golden Horseshoe (G.G.H.), A Place to Grow identifies a minimum density target of 40 people and jobs per hectare for the City's Designated Greenfield Area (D.G.A.)<sup>2</sup> Community Areas. Based on an assessment of existing D.G.A. density and densities being achieved in recent development applications and Ministers Zoning Order Orders (M.Z.O.s), it has been recommended that the minimum density target for the City be increased to 45 people and jobs / hectare (ha).

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<sup>[1]</sup> Intensification includes housing growth in City's Built Boundary (Boundary identified by the Province for areas that have been built as of 2006)

<sup>[2]</sup> D.G.A. includes lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan.

## D.G.A. Land Needs

In accordance with the City-wide growth forecast as well as the residential intensification and D.G.A. density targets identified above, it is estimated that the City will have a surplus of 318 ha of D.G.A. Community Area lands by 2051. The forecast City-wide surplus of Community Area lands is anticipated to be largely concentrated in Lindsay (estimated at 329 ha by 2051). This surplus in Community Area of Lindsay is primarily due to the lands added under approved M.Z.O.s. Despite the City-wide surplus, there are localized deficits in Fenelon Falls and Bobcaygeon of 38 ha and 23 ha, respectively.

Figure 4  
City of Kawartha Lakes  
D.G.A. Community Area Land Needs by Settlement Area at 2051

	Lindsay	Fenelon Falls	Bobcaygeon	Omeme	Overall City of Kawartha Lakes
Forecast Population and Jobs in City's D.G.A. in 2051	36,770	3,860	4,870	750	46,280
Total DGA Area in ha (Including MZO)	1,105	64	106	75	1,349
Density Target (people & jobs / ha)	47	38	38	30	45
<b>DGA Land Demand to achieve 45 people &amp; Jobs / ha (ha)</b>	<b>776</b>	<b>102</b>	<b>128</b>	<b>25</b>	<b>1030</b>
<b>DGA Land Needs (ha)</b>	<b>329</b>	<b>-38</b>	<b>-23</b>	<b>50</b>	<b>318</b>

Source: Watson & Associates Economists Ltd., 2024.

## 4. Employment Area Land Needs

Based on an assessment of the forecast employment growth on urban employment lands in the City, and the available supply, it is estimated that by 2051 the City will have a small deficit of Employment Area lands (refer Figure 5).

The key assumptions and inputs that have been considered to arrive at the City's Employment Area land needs by 2051 are as follows:

- About 1,640 jobs (10% of employment growth between 2021 and 2051) are anticipated to be accommodated in urban Employment Areas.
- Over the forecast period, an estimated 5% of employment growth on employment lands is expected to be accommodated through intensification.
- Based on a review of recent development activity on employment lands in the City, it was determined that the density in the City would average 20 jobs/net ha.
- A market vacancy adjustment of 15% has been applied to the City's current Employment Area land supply. This adjustment accounts for sites that are unlikely to develop over the long term due to odd/small lot sizes and poor configuration, unfavorable site conditions (e.g., low-lying areas prone to flooding), underutilized employment sites, and site inactivity/land banking which may tie up potentially vacant and developable lands.

Figure 5  
City of Kawartha Lakes  
Employment Area Land Needs by Settlement Area at 2021 - 2051

	Lindsay	Fenelon Falls	Bobcaygeon	Omemmee	Total - City of Kawartha Lakes
Employment Area Land Required (ha)	64	10	2	3	79
Vacant Employment Area Land (ha)	62	8	0	3	73
Vacant Employment Area Land Need, Net Ha	-2	-3	-1	1	-6
Vacant Employment Area Land Need, Gross Ha	-3	-3	-2	1	-7
Additional Lands Needed in Lindsay to Buildout, Gross Ha	-13				

Source: Watson & Associates Economists Ltd., 2024.

In accordance with the existing supply of designated developable urban employment lands versus long-term demand, a small deficit of 2 net ha or 3 gross ha has been identified in Lindsay to 2051. It is estimated that by the buildout of existing D.G.A. lands and approved M.Z.O.s. in Lindsay, this deficit will increase to approximately 13 gross ha.



While it is estimated that Fenelon Falls and Bobcaygeon will have a small deficit of Employment Area lands, a need for expansion of Employment Area lands in these settlement areas has not been identified. It is however recommended that the City continues to regularly monitor the absorption and supply of Employment Area lands going forward.

## **Employment Area Conversions**

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Changes to the designation of a site identified in the Kawartha Lakes O.P. as “Employment or Industrial,” to allow for uses not permitted for that designation, including residential, mixed-use, and specific commercial uses, is considered an Employment Area conversion. As a part of the G.M.S., potential sites for employment conversion have been identified either due to existing applications, or to ensure compatibility and compliance with the changing policy.

Based on discussions with City Staff, a total of 6 sites have been identified for potential conversion from a current Employment Area land use designation to Community Area, totaling approximately 32 hectares (refer to Figures 6 and 7). These sites have been identified through applications received by the City, as well as consideration regarding the long-term vision / planned function of the site to date, as well as surrounding area. The sites have been reviewed against a broad set of criteria, and recommendations regarding possible conversion have been made which are identified in Figure 7.

A detailed evaluation for each of the employment sites within the context of the Provincial and local criteria has been conducted and will be provided as a part of the G.M.S. report. In accordance with this analysis, approximately 28 ha of currently vacant Employment Area land are recommended to be converted to non-employment uses, resulting in the total land need for Employment Area in Lindsay of approximately 41 gross ha.

Figure 6  
City of Kawartha Lakes  
Locations of Employment Area Conversion Sites

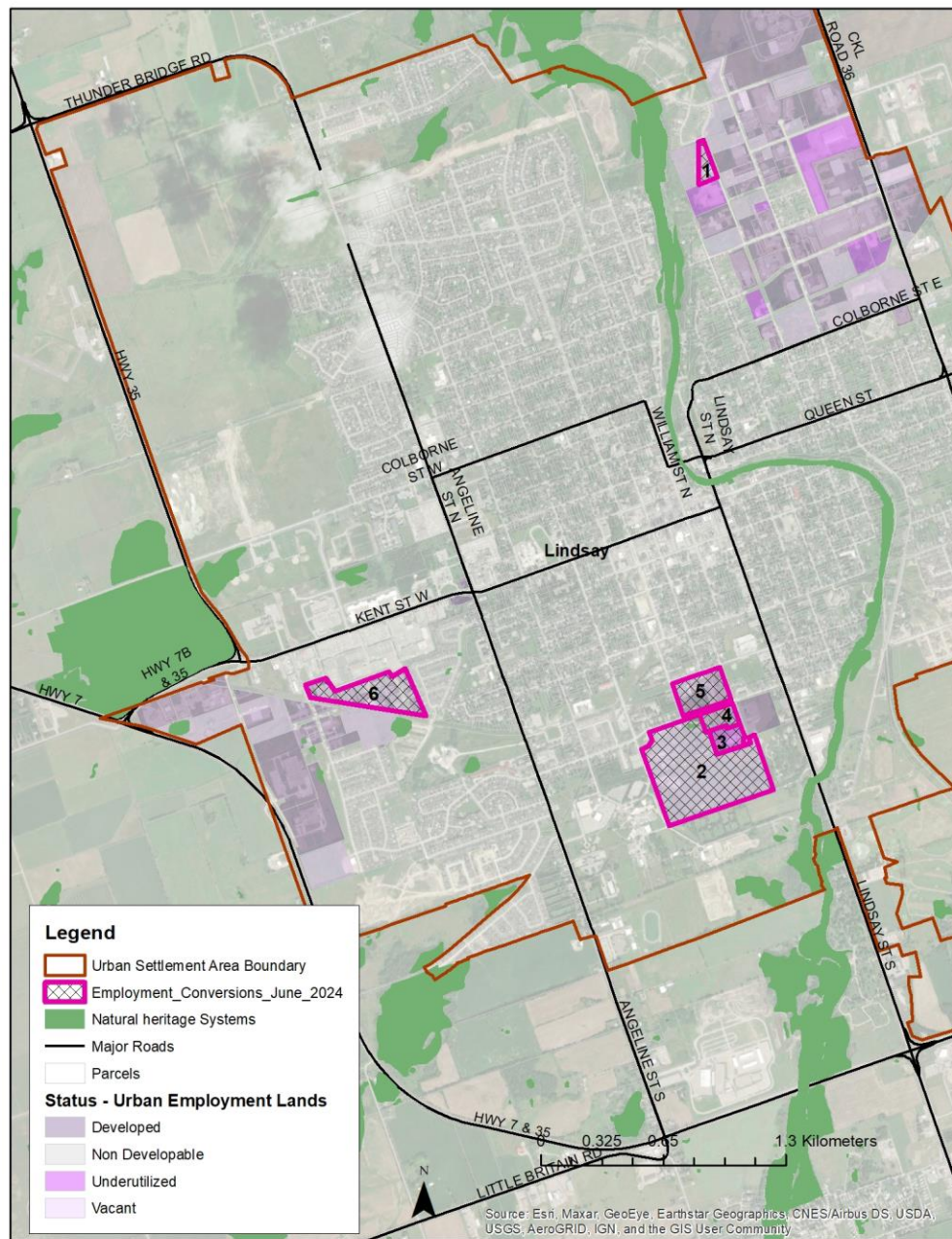


Figure 7  
City of Kawartha Lakes  
Details of Employment Area Conversion Sites

Id	Address	Area (ha)	Policy Area	Status	Recommendation
1	197 St. Peter St.	1.4	BUA	Underutilized	No Conversion
2	100 Albert St. S	24.1	BUA	Vacant	Conversion (Subject to MoE Remediation)
3	45 James St. S	2.1	BUA	Underutilized	Conversion
4	55 Mary St	2.0	BUA	Developed	Conversion
5	Mary St & James St	4.8	BUA	Vacant / Developed	Conversion
6	Commerce Rd (South of Lindsay Mall)	8.0	BUA	Vacant / Developed	Conversion

Source: Watson & Associates Economists Ltd., 2024.

## 5. Buildout and Phasing of Lindsay D.G.A. Lands

As discussed above, Lindsay has a Community Area surplus of approximately 329 ha to 2051. As a part of the G.M.S., several growth requests were received and evaluated for the Lindsay settlement area. However, at this time, additional expansion sites are not recommended for urban expansion in Lindsay given the surplus created through approved M.Z.O lands. It is noted that while immediate urban expansion recommendations have been focused on Fenelon Falls / Bobcaygeon, the G.M.S. will recommend a policy framework for additional candidate urban expansion sites in Lindsay to be reviewed if significant delays result in the timing of servicing and development associated with the approved M.Z.O. lands.

In consideration of forecast urban land need under the High Growth Scenario, it has been determined that the Settlement Area of Lindsay will reach buildout of its D.G.A. Community Area lands (including all MZO lands) after the planned 2051 horizon of this G.M.S. For this buildout scenario, a phasing plan for the Lindsay D.G.A has been prepared to provide direction on timing of residential and non-residential growth for the new urban limit of the Lindsay Settlement Area to ensure the orderly development of complete communities. This analysis has been based on a set of planning principles and criteria, including: site location, status of development approvals on D.G.A. lands, servicing status, existing access to commercial and community infrastructure, etc.

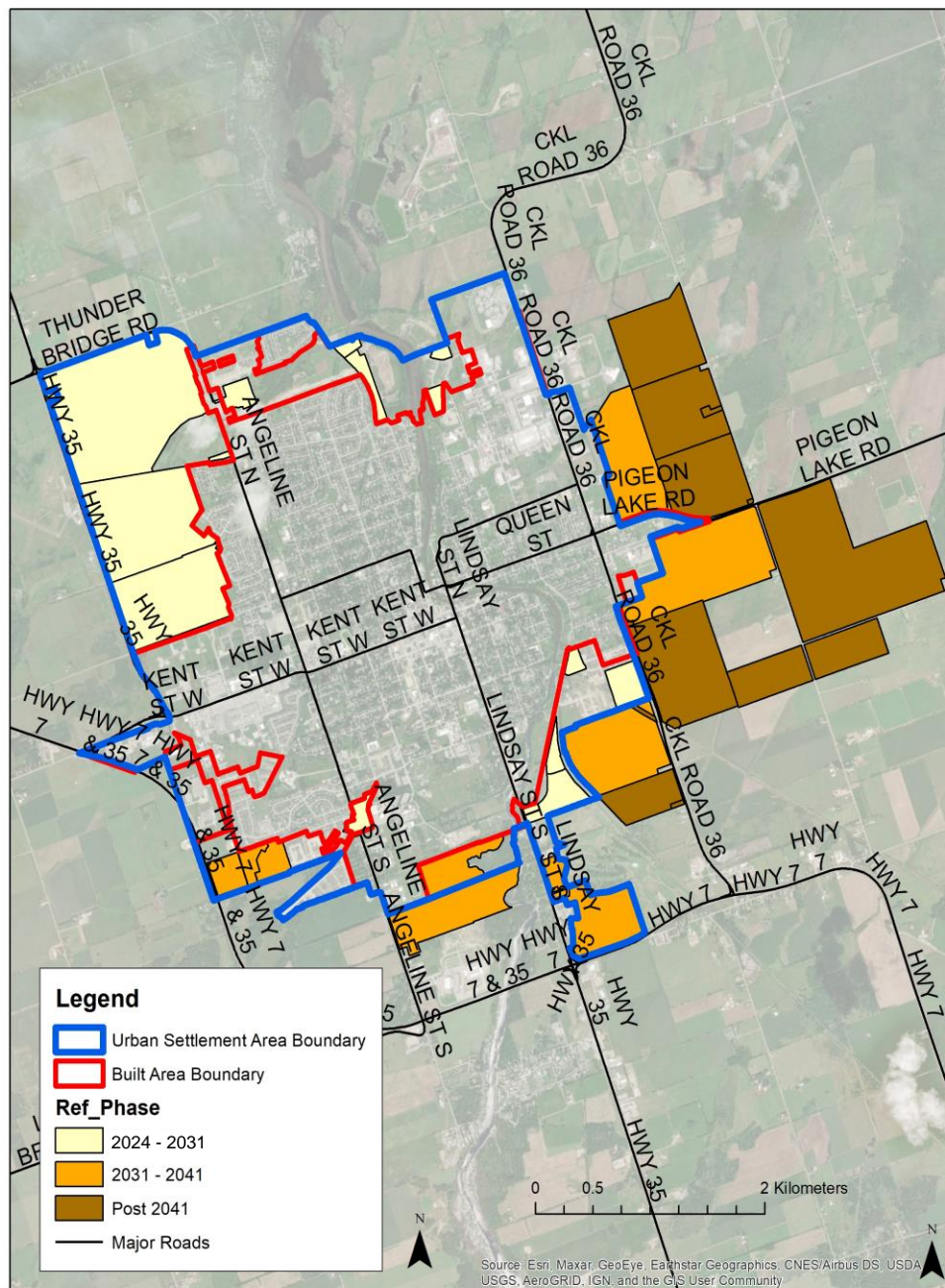
Based on the established criteria, the phasing plan for Lindsay categorizes the D.G.A. lands into the following three groups or phases –

- **Phase 1 or short term (2024 – 2031)** – Community Area D.G.A. lands that have active development applications and/or are municipally serviced with water/wastewater. Phase 1 also represents 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.

Figure 8 provides a draft phasing plan identifying the timeframe for development of the majority of lands under each phase. Further details of phasing criteria and analysis will be provided in the G.M.S. Report.



Figure 8  
City of Kawartha Lakes  
Lindsay – D.G.A. Draft Phasing Plan



## 6. Location Options for Urban Expansion

### Location Options for Community Area Expansion

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As part of the G.M.S process landowners were given the opportunity to submit requests for consideration into the settlement area boundary expansions in Lindsay, Bobcaygeon and Fenelon Falls, either through the online survey available on the City's Jump In page or through a direct request to City staff.

In total, requests for consideration of over 50 parcels / properties were received through this process, across the City's rural areas as well as in proximity to the urban areas of Lindsay, Bobcaygeon and Fenelon Falls. As previously mentioned, since the focus of the G.M.S. pertains to long-term land needs within urban settlement areas, lands in proximity to these existing Urban Settlement Area boundaries were reviewed as part of this analysis.<sup>[1]</sup>

As previously identified, the G.M.S. identifies an urban land need of 23 hectares in Bobcaygeon and 38 hectares in Fenelon Falls. As discussed above, a large Community Area surplus of 329 ha was identified in Lindsay, when including the lands under an approved M.Z.O.

The Project Team, with input from City staff, conducted a technical analysis to identify preferred candidate expansion areas for inclusion within the City of Kawartha Lakes urban settlement area boundaries in Lindsay, Bobcaygeon and Fenelon Falls. The City's land needs were identified in the context of the Provincial policy framework (2020 Provincial Policy Statement, 2024 Proposed Provincial Planning Statement, Growth Plan and Provincial Land Needs Assessment Methodology). Criteria for evaluating sites was developed based on the policy tests set out in Section 2.2.8 of the Growth Plan, 2019 as amended in 2020; and, applicable policies for growth management and the wise management and use of land set out in Sections 2 and 3 of the P.P.S. (2020) and the City of Kawartha Lakes O.P. Location options were also presented and discussed with the Task Force at the June 19<sup>th</sup> meeting.

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<sup>[1]</sup> As previously mentioned, development requests in the rural area can still be considered by the City through the O.P. review Process; these requests would be handled on a case-by-case basis through submission of a development application. Proponents that have submitted requests within the Rural Area can wait for the O.P. review process to complete to see how their requests have been captured.

Based on analysis completed, the following sites are recommended to be added to the urban settlement areas:

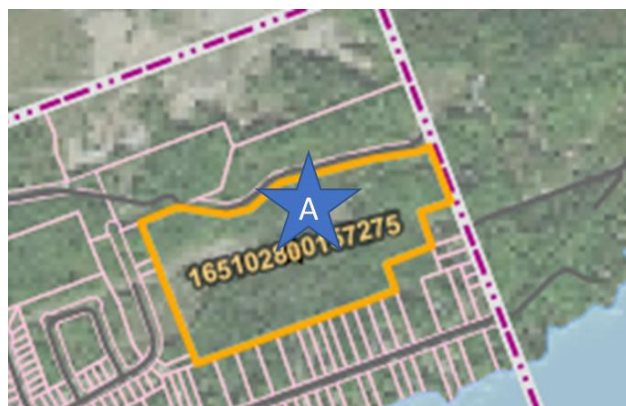
## Bobcaygeon

The figure below shows the general locations of the preferred area for the expansion in Bobcaygeon (identified as blue stars), as well as the general area for a potential urban boundary rationalization (identified as an orange star).



### Preliminary Preferred Bobcaygeon Site A

Based on our review and analysis, at approximately 8.75 gross hectares, Site A should be added to the boundary as it has access to existing water and wastewater connections in immediate proximity, is contiguous to the existing urban boundary, would pose limited impacts to the agricultural system, and would support a logical extension of the existing surrounding community.





### Preliminary Preferred Bobcaygeon Site B

Based on our review and analysis, Site B meets the evaluation criteria established, as it has access to existing water and wastewater connections in immediate proximity, is contiguous to the existing urban boundary, would pose limited impacts to the agricultural system, and would support a logical extension of the existing surrounding community.



The total area of Site B is approximately 47 gross hectares. As the land need in Bobcaygeon is for 23 hectares, and roughly 9 hectares will be absorbed by adding Site A to the urban boundary, approximately 14 hectares of land can be added. The exact delineation of Bobcaygeon's new boundary in the general location of Site B should be confirmed through the O.P. review process and in discussion with the landowner who has draft approval on the abutting lands.

### Potential Future Boundary Rationalization in Bobcaygeon

The north parcel, shown adjacent to the waterfront, is currently in the urban boundary and has a lapsed subdivision application. The parcel located to the south is currently outside the urban boundary, however the landowner has expressed development interest. In our analysis, the south parcel has constraints associated with both servicing and access.



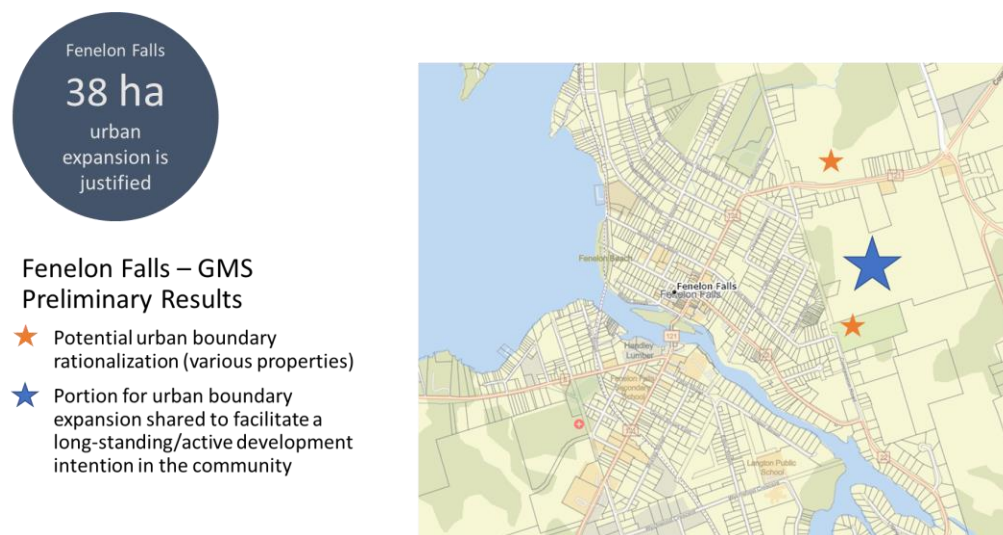
Servicing constraints also exist for the site to the north although it is currently in the urban boundary. Through the O.P. review process, there is an opportunity for the City to work with both landowners to rationalize the current and future urban boundary in this location such that a portion of the urban designation from the north parcel is transferred to a portion of the south parcel, so long as there is no net increase in new urban lands. In order to do this, there would need to be facilitated discussions and consensus between the City and both landowners.



This boundary rationalization would facilitate development on two properties, which is viewed as beneficial from a local real estate market perspective, rather than having a very substantial amount of potential development rights tied up in one constrained property.

## Fenelon Falls

The figure below shows the general location of the preferred expansion in Fenelon Falls (identified as blue star), as well as the location for an urban boundary rationalization (identified as orange stars).



### Fenelon Falls Boundary Rationalization

As a first step in the urban boundary expansion process for Fenelon Falls, a rationalization of the existing boundary must occur. The existing urban boundary for Fenelon Falls was established by a decision of the Ontario Land Tribunal (O.L.T.), and is a curvilinear/irregular shape that does not align with existing property boundaries. Through O.P. review process, the City will need to reshape the boundary to generally align with property boundaries and reflect a logical shape of development and, ultimately, create a new logical baseline for planning urban growth. There should be no net increase in urban lands added at this step.



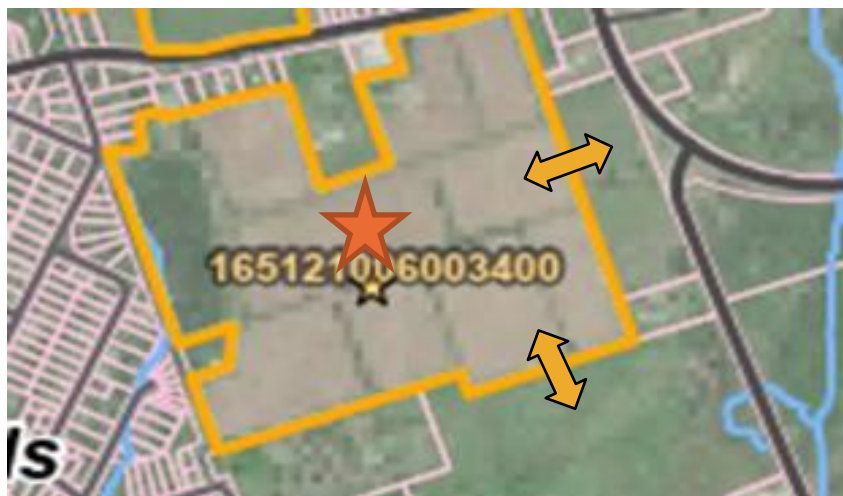
To begin this re-shaping, it is suggested that the urban boundary on the north side of CKL Road 121 be squared off against existing properties fronting on to CKL Road 121. These properties have lot depths of approximately 70 to 85 metres, and the squaring-off would thereby result in approximately 2.7 hectares of greenfield urban designation remaining in this area. There would then be approximately 8.7 hectares of urban designation to reassign to the south side of CKL 121.

To also achieve this re-shaping, it is suggested that the urban boundary on the east side of Concession Road be pulled back to align with property boundaries. This would result in approximately 5.1 hectares of greenfield urban designation being available for reassignment. Together with the approximate 8.7 hectares made available from the north side of CKL 121, the total now available for re-assignment would be approximately 13.8 hectares.

To finally achieve the reshaping, the approximate 13.8 hectares of greenfield urban designation could be assigned to the lands legally described as Concession 11 West Part Lot 23 (Township of Fenelon) to create a logical shape that would facilitate development of a future subdivision (see discussion below on the preliminary preferred site in Fenelon Falls).

#### Preliminary Preferred Site in Fenelon Falls

Based on the draft G.M.S. analysis, this site meets the evaluation criteria established, as there are water and wastewater connections in relatively immediate proximity, the site is contiguous to the existing urban boundary, it's development would pose limited impacts to the agricultural system, and it would support a logical extension of the existing surrounding community. Furthermore, a portion of these lands are already within the Fenelon Falls urban boundary.



The total area of this site is approximately 35 gross hectares (including land already in the urban boundary). It is understood that the landowner's area of interest is larger than the parcel shown here and that application materials are already on file at the City. Following the Fenelon Falls boundary rationalization exercise noted above, the vast majority of the urban expansion should be accommodated in this area. The map above identifies possible directions where the urban boundary could be expanded. However, the exact delineation of Fenelon Falls' new boundary in the general location of the preferred site should be confirmed through further discussions with the applicant as a part of the O.P. review process, and reconciled with the overall urban land requirement of 38 ha.

### **Lindsay Employment Area Expansion Options**

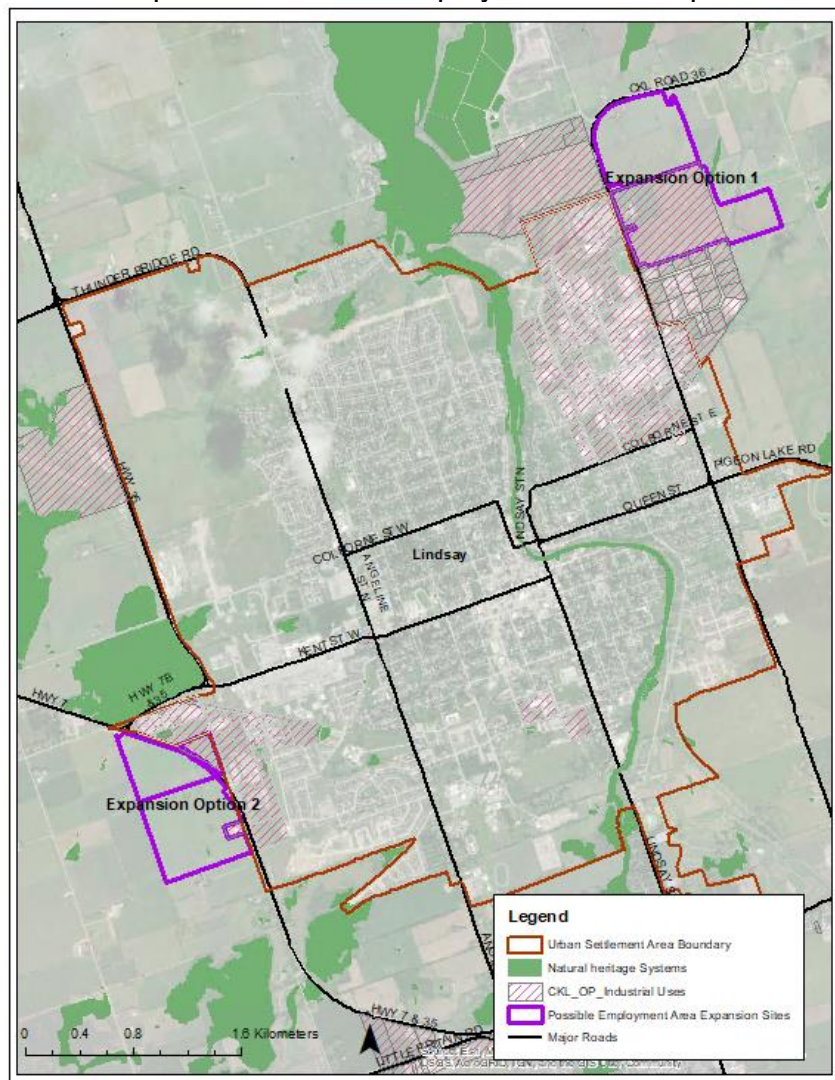
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As discussed in Section 4 of this memo, based on the results of the urban land needs analysis, the City requires approximately 41 ha of Urban Employment Area lands (exclusive of environmental features) by buildout of the Lindsay D.G.A. Identification of new Employment Area lands is required in order to ensure the City can accommodate the anticipated employment demand. Accordingly, two prospective areas for a new Employment Area were identified within the City and were reviewed utilizing a set of evaluation criteria. This evaluation is comprised of a set of primary principles and localized criteria, and has been organized to address the policy requirements of the Growth Plan, 2019 the P.P.S., 2020, with consideration also given to the 2024 P.P.S.

For the expansion of Employment Areas, two broad locations have been considered. This includes areas located east of the CKL Road 36 in the Northeastern end of the settlement area, and lands west of Highway 7 and 35 (south of Kent Street). These areas have been identified as Expansion Options 1 and 2 in Figure 9. These two potential Employment Area expansion locations have been recommended for further assessment for determining the preferred site due to reasons mentioned below:

- Proximity and connection to major transportation corridors. Most of the parcels also have good visibility from these corridors (Highway 7 / 35 and CKL Road 36).
- The proposed lands are contiguous with existing designated employment lands in the City's O.P which ensures critical mass of Employment areas and uses.
- The identified areas are close to the existing B.U.A. boundaries of the City and may be efficient to extend services to these areas.
- The areas (particularly sites along Highway 7) also have proximity to commercial uses.

- Availability of large contiguous parcels. There are opportunities for these lands to be comprehensively developed in a manner that is respectful of the existing businesses and surrounding areas.
- It is noted that part of the site at CKL Road 36 and Walsh Road (Option 1) is already designated rural employment. This site is identified as a possible area that would transition into urban employment over time.





## 7. Next Steps

This memo provides a summary of draft results of the technical analysis regarding the City of Kawartha Lakes G.M.S. The memo forms a summary document for the City as well as various stakeholder's review and feedback for consideration as a part of the O.P. review process. The Consultant Team is also preparing a consolidated comprehensive report for the G.M.S. study which will include further details regarding the background, approach, and analysis conducted to arrive at the findings presented in this memo. The report will also include strategic recommendations pertaining to the overall management of urban and rural development within the City to the year 2051, and intended to guide policy direction through the O.P. review process. This report is expected to be submitted for the City Staff review by mid-Fall 2024 and finalized for presentation to Council in late-Fall 2024.