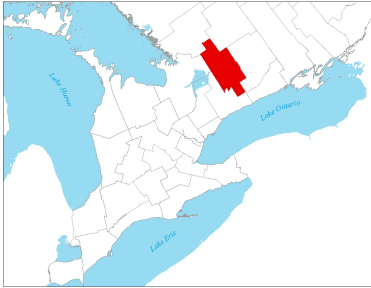


# CITY OF KAWARTHA LAKES



**Total Land Area (Census 2016)<sup>1</sup>:** 308,438 ha  
**Area of Census Farms (2001)<sup>2</sup>:** 145,966.1 ha  
**Area of Census Farms (2016)<sup>2</sup>:** 125,211.76 ha  
**Area of Region in the Greenbelt<sup>3</sup>:** 12,810 ha  
**Percent of Region in the Greenbelt:** 4.15%  
**Gross Farm Receipts (2016)<sup>4</sup>:** \$149.55 million  
**Gross Farm Receipts per Hectare of Census Farm:** \$1,194.42  
**Population (2016)<sup>1</sup>:** 75,423  
**Growth Rate 2006-2011<sup>5</sup>:** -1.8%  
**Growth Rate 2011-2016<sup>1</sup>:** 3.0%

Prime Agricultural Area Redesignated To A Development Designation (Including Urban, Residential, And Employment) 2000–2017	<b>128.7 ha</b>
Prime Agricultural Area Redesignated To A Rural Designation 2000–2017	<b>50.1 ha</b>
Land Designated As A Prime Agricultural Area With A Site-Specific Amendment To Allow Additional Uses 2000–2017	<b>56.9 ha</b>
<b>Total Amount of Prime Agricultural Land Loss 2000–2017</b>	<b>235.7</b>
<b>Total Prime Agricultural Land Loss as a Percentage (Per Census Farm Area 2001)</b>	<b>0.16%</b>

## Purpose of the Summary

This city summary is part of a wider study on farmland availability in Ontario. The study quantifies the conversion of prime agricultural areas based on Official Plan Amendments in upper and single-tier municipalities across the province over a 17-year study period from 2000–2017. This summary is meant to provide detail of the findings in the City of Kawartha Lakes. In conjunction with similar case studies from other counties/regions in Ontario, these findings will form the basis of the University of Guelph's *Measuring Farmland Conversion* research project.

## Methods in Brief

The study involved the examination of official plan amendments (OPAs) approved by the City of Kawartha Lakes and/or the Ontario Municipal Board for Kawartha Lakes during the years 2000–2017. As the City of Kawartha Lakes' Official Plan was not approved by the Province until 2012, amendments to the Township of Ops' Official Plan and the County of Victoria's Official Plan were also collected, as these plans were in effect prior to the adoption and approval of the City of Kawartha Lakes' Official Plan. Official Plans were also in place for the Town of Lindsay and the Village of Fenelon Falls, both also

within what is now the City of Kawartha Lakes, however there were no agricultural lands designated in these plans and thus they were not included in this study. Official Plan Amendments recorded from 2000–2012 in this study were to the Township of Ops’ and County of Victoria’s Official Plans. Amendments from 2013–2017 were to the City of Kawartha Lakes Official Plan. Access to all of the data was provided by staff at the City of Kawartha Lakes Planning Division. The assistance of planning staff is appreciated in making this research possible.

Changes in farmland availability have been captured in three categories:

- 1) Prime agricultural areas redesignated to a development designation (including but not limited to urban, residential, commercial, industrial, and recreational designations);
- 2) Prime agricultural areas redesignated to a rural designation;
- 3) Land designated as a prime agricultural area with a site-specific amendment to allow additional uses.

Housekeeping type amendments have not been tallied as contributing to farmland conversion. Housekeeping type amendments arise as official plan schedules are updated to align land use designations with more accurate parcel lines, or to reflect existing physical features.

#### **Agricultural Land Use Designations in the City of Kawartha Lakes**

In the City of Kawartha Lakes Official Plan there are two agricultural land use designations. The *Prime Agricultural Area* designation reflects prime agricultural lands with predominantly Class 1–3 soils. Agricultural uses are also permitted in the *Rural Areas* designation, however lands in this designation are predominantly Class 4–7 soils and are not considered prime agricultural lands. For this study, only amendments affecting the *Prime Agricultural Area* designation were collected from the City of Kawartha Lakes Official Plan.

Similar designations were used in the County of Victoria Official Plan. An *Agriculture* designation was used for areas of prime agricultural lands, and a *Rural* designation was used to reflect areas where agriculture was permitted, but where the soils were not considered highly capable for agricultural production. When collecting data from the County of Victoria Official Plan, only amendments to the *Agricultural* designation were considered.

In the Township of Ops Official Plan, the designations used for agriculture varied slightly. An *Agricultural* designation and *Agricultural Support* designation were both used. For this study, only changes to the *Agricultural* designation were captured. The *Agricultural Support* designation was considered in data collection to be a rural-type designation.

### Trends in Agricultural Land Conversion

**Development Designations:** The majority of the OPAs captured in the City of Kawartha Lakes converted agricultural lands to a development designation; these amendments accounted for 13 of the 23 total amendments. Most of the land converted to an agricultural designation was for residential purposes. Two of the largest OPAs, accounting for 55 of the total 129 hectares converted to development designations, were for large scale residential and future residential, institution and community uses. Smaller amendments for development purposes permitted a medical centre, industrial uses, a retirement home, rugby club and a church facility.

**Rural Designation:** Three amendments that converted agricultural lands to a rural designation were captured from 2000–2017. Two of these amendments were small in nature, affecting less than one hectare each, both of which permitted limited retail activity as a use secondary to the primary farming operation. The third, larger amendment changed the designation on a roughly 49-hectare property from *Agricultural* to *Agricultural Support* for the purposes of permitting a fairground and associated facilities.

**Site-Specific Amendments:** From 2000–2017 there were seven site-specific amendments affecting agricultural lands in the City of Kawartha Lakes. These amendments were mostly small in nature and permitted such uses as private schools and a sawmill, as well as permitting severances from the land. Two larger site-specific amendments were captured in this study. The first amendment, affecting roughly 41 hectares of a 100-hectare property permitted up to 5 single-detached dwellings to be occupied on a single lot. The second amendment, affecting nearly 12 hectares of a property had the effect of reducing the lot area minimum for lands within the prime agricultural area. By doing so, this amendment enabled pasture lands to be added to an existing abattoir operation.

Table 1. Prime Agricultural Area Converted Through OPAs In The City of Kawartha Lakes By Adoption Date (2000–2017)

Year of OPA Adoption Or Approval By The OMB	Number of OPAs Related To The Conversion Of Prime Agricultural Area	CATEGORY 1 Prime Agricultural Area Redesignated To A Development Designation (ha)	CATEGORY 2 Prime Agricultural Area Redesignated To A Rural Designation (ha)	CATEGORY 3 Land Designated As A Prime Agricultural Area With Additional Site-Specific Permitted Uses (ha)
2000	1	0.7	0	0
2001	3	21.6	0	0
2002	3	0	49.4	41
2003	2	51	0	0
2004	2	32	0	2.3
2005	2	0	0	1.5

2006	0	0	0	0
2007	2	3.7	0	0
2008	3	0.8	0.7	0
2009	2	7	0	0
2010	1	11.9	0	0
2011	0	0	0	0
2012	0	0	0	0
2013	0	0	0	0
2014	0	0	0	0
2015	0	0	0	0
2016	1	0	0	11.7
2017	1	0	0	0.5
<b>Grand Total</b>	<b>23</b>	<b>128.7</b>	<b>50.1</b>	<b>56.9</b>

\* Totals may not add due to rounding.

**Provincial Land Use Plans:** Only 4.15% of the total geography of the City of Kawartha Lakes is covered by the Greenbelt Plan<sup>3</sup>. This land is subject to the policies of the Oak Ridges Moraine Conservation Plan; there is no Greenbelt Protected Countryside in the City of Kawartha Lakes. From 2000–2017, no amendments within the Oak Ridges Moraine were captured.

**Table 2. Prime Agricultural Area Converted Through OPAs In The City of Kawartha Lakes By Application Date And Location Relative To The Greenbelt Plan**

	Outside the Greenbelt		Within the Greenbelt		Total
	Application date		Application Date		
	Pre 2005	2005-2014	Pre 2005	2005- 2014	
<b>Prime Agriculture Area Redesignated To A Development Or Rural Designation (Ha)</b>	161	17.8	0	0	<b>178.8</b>
<b>Prime Agricultural Area With Site-Specific Policies Allowing Additional Uses (Ha)</b>	44.2	12.7	0	0	<b>56.9</b>
<b>Total</b>	<b>205.2</b>	<b>30.5</b>	<b>0</b>	<b>0</b>	<b>235.7</b>

\*Table 1 includes files based on their approval date within the 2000–2017 study time frame. Table 2 is organized based on application date so that we can determine what policy regime the approved amendments were evaluated under, and may include files that were initiated prior to the 2000–2017 study time frame. |

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1. Statistics Canada. 2017. *Kawartha Lakes, CTY [Census division], Ontario and Ontario [Province]* (table). *Census Profile*. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released May 3, 2017.
  2. OMAFRA (adopted). 2017. *Area of Census Farms (Acres) by County, Ontario: 1991, 1996, 2001, 2006, 2011 and 2016*. With data from Statistics Canada, *Census of Agriculture*.
  3. MMAH. 2005. "Greenbelt Outer Boundary" and MMAH, 2012. "Municipal Boundary - Upper Tier and District" data projected in UTM 17N.
  4. Statistics Canada. *Table 004-0233 – Census of Agriculture, farms classified by total gross farm receipts in the year prior to the census, every 5 years (number of farms reporting unless otherwise noted)*, CANSIM (database).
  5. Statistics Canada. 2012. *Kawartha Lakes, Ontario (Code 3540) and Canada (Code 01)* (table). *Census Profile*. 2011 Census. Statistics Canada Catalogue no. 98-316-XWE. Ottawa. Released October 24, 2012.