

## Official Plan Update Issue Sheet Series

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### Purpose of Issue Sheet Series

To inform the public about major aspects of the Township's Official Plan, how the existing Official Plan addresses the issue, and how the issue is affected by Provincial Planning Policies.

### Who to Contact to Comment or Learn More?

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## Issue 8: Growth Areas

### What is a Growth Area?

- This is an area intended for more significant development than would normally occur elsewhere in the Township
- The Province refers to these areas as Settlement Areas, and defines them as “built up areas where development is concentrated and which have a mix of land uses; and lands which have been designated for long term development”.

### Provincial Legislation

- The Provincial Policy Statement Section 1.1.3 states that Settlement Areas shall be the focus of growth and their vitality and regeneration shall be promoted.
- The PPS requires Settlement Areas to have a range of uses and to allow for intensification
- The PPS requires that sufficient land be made available in designated growth areas to accommodate a range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.
- The Housing section of the PPS requires that municipalities maintain at all times the ability to accommodate residential growth for a minimum of 10 years.
- The most recent PPS includes a policy that rural areas may only have “limited residential development” and that large scale development shall only occur in growth areas

### Existing Official Plan Policies

- The 2004 Official Plan designates all villages and hamlets in the Township as growth areas
- This includes the more significant villages of Portland, Delta, Elgin and Newboro as well as smaller hamlets such as Chantry and Lombardy. There are a total of 16 growth areas
- The Official Plan also recognizes that the area around Smiths Falls has historically exhibited a more concentrated pattern of development and it should continue to be the focus of greater development interest than other rural areas

### Issues to Consider During Official Plan Update

- Whether all of the historic hamlets should continue to be designated for growth as it may be more appropriate to promote growth elsewhere
- The most demand for new lots is in North Crosby and South Elmsley wards. North Crosby has no designated growth areas while South Elmsley has only two small areas. Should new growth areas be designated in these wards to accommodate the demand for growth and ensure development can continue?
- Township studies have shown that new lot creation is not matching the demand for development. How can lot creation be increased within the confines of Provincial policies to ensure that the demand for lots is met
- Intensification in existing villages remains difficult and often impractical due to a lack of servicing (water and sewer)

### Information Sources

- Provincial Policy Statement <http://www.mah.gov.on.ca/Asset1421.aspx>
- Official Plan 2004 <http://www.twprideaulakes.on.ca/development/official-plan.html>
- Township Lot Availability Study <http://www.twprideaulakes.on.ca/development/official-plan-2009/2008-lot-availability-study.pdf>