
AMENDMENT NO. 8 TO THE LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN

TECHNICAL REPORT

COUNTY FILE NO. 0900-OP-19002

Prepared for



County of Lanark
Planning Department
99 Christie Lake Road
Perth, Ontario
K7H 3C6

Prepared by



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June 3, 2019

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APPENDICES

APPENDIX No. 1: Amendment No. 8 to the Lanark County Sustainable Communities Official Plan

APPENDIX No. 2: Agency Circulation List and Comments for Amendment No. 8 to the Lanark County Sustainable Communities Official Plan



1 Application File Number

The County of Lanark File Number assigned to this application is 0900-OP-19002

2 Municipality

The amendment to the Lanark County Sustainable Communities Official Plan (SCOP) applies to all lands located within the County of Lanark. A Key Map is therefore not included.

3 Type of Amendment

This is a municipally initiated amendment to the SCOP in accordance with Section 21 (1) of the Planning Act R.S.O., 1990, CH. P. 13. The provisions of Section 17 of the Act apply with respect to processing of this official plan amendment.

The amendment is required in order to update the population projections for the County of Lanark and allocations to local municipalities to the year 2038. The amendment is known as Amendment No. 8 to the Lanark County Sustainable Communities Official Plan (Amendment No. 8, included in Appendix No. 1 to this report).

The amendment to the SCOP applies to all lands located within the County of Lanark. Therefore, a Key Map is not provided.

4 Effect of the Amendment

The effect of Amendment No. 8 is to amend Section 1.1 and Appendix 2 of the SCOP to update the population projections to the year 2038. This amendment will permit the concurrent SCOP Official Plan Amendment No. 9 and the local Perth Official Plan Amendment No. 16 to proceed in conformity with the SCOP.

5 Concurrent Applications

Concurrent applications include Amendment No. 9 to the SCOP and Amendment No. 16 to the Town of Perth Official Plan. The purpose of Amendment No. 9 to the SCOP is to amend Schedule A to the Lanark County Sustainable Communities Official Plan (SCOP) to re-designate lands within the municipal boundary of the Town of Perth to “Settlement Areas” in order to accommodate the Town’s population allocation of 8,085 to the year 2038. The purpose of Amendment No. 16 to the Town of Perth Official Plan is to identify additional lands to be designated “Residential” on Schedule A of the Town’s Official Plan and update the text of the Official Plan in order to accommodate the Town’s population allocation.

6 Provincial Policy

Matters of provincial interest are contained in Section 2 of the Planning Act and are implemented through the Provincial Policy Statement, 2014 (PPS) issued under Section 3 of the Act. The PPS 2014 came into effect on April 30, 2014. According to the Planning Act, planning authorities (i.e., County Council) must ensure that proposals are “consistent with” the policies contained within the following three main policy objectives of the PPS when reviewing Planning Act applications:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and
3. Protecting Public Health and Safety

The following is a brief overview of Amendment No. 8 in consideration of the PPS policies.

Section 1.1.2 Availability of Land to Meet Projected Needs

Section 1.1.2 requires that municipalities make sufficient land available for development of an appropriate range and mix of land uses to meet the projected needs of the municipality, for a time horizon of up to 20 years. The provision



of land in settlement areas includes the availability of land for intensification and redevelopment within the built-up area. Infrastructure may be planned for beyond the 20-year maximum time horizon.

Section 1.2.4 Planning By Upper-Tier Municipalities

Section 1.2.4 directs that where planning is done by upper tier municipalities, the upper tier in consultation with lower tier municipalities shall allocate population, housing and employment projections for lower tier municipalities, identify areas for growth and development, identify intensification and redevelopment targets, and provide direction on cross-municipal planning matters.

Section 1.4 Housing

Section 1.4 directs planning authorities to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area. This is accomplished by permitting and facilitating all forms of housing, including residential intensification and redevelopment, that are required to meet the needs of current and future residents. Municipalities must also maintain at all times a minimum 10-year supply of land planned and available to accommodate anticipated residential growth, and at least a three-year supply of land suitably zoned to accommodate residential growth.

The updated population projections will allow for the coordination and allocation of future population and housing for lower-tier municipalities; the identification of areas where residential growth and development may be directed and the identification of targets for residential intensification and redevelopment. Residential growth requiring an expansion of a settlement area boundary will require a comprehensive review in accordance with the policies of Section 1.1.3.8 of the PPS. In conclusion, Amendment No. 8 has been reviewed with respect to matters of provincial interest and it is our opinion that the approval of Amendment No. 8 is consistent with the Provincial Policy Statement, 2014.

7 Sustainable Communities Official Plan

The relevant SCOP policies are as follows:

Section 1.1 Population Projections and Distribution

Section 1.1 of the SCOP establishes population projections for each municipality through Appendix 2 of the SCOP. The current population allocation for the County of Lanark in the year 2031 is 70,434 residents. On June 13, 2018 Lanark County Council unanimously accepted a population projection of 96,443 by the year 2038 for the County as a whole.

Appendix 2 to the SCOP includes a chart that describes the Historical and Projected Population by Municipality. The existing population projections were based on existing statistical information contained in the eight local municipal Official Plans, as well as the data collected by the Municipal Property Assessment Corporation and Statistics Canada. This data is included as an appendix to the County Official Plan, but forms part of the Plan (SCOP) and is intended to assist in monitoring population growth and distribution over the life of the SCOP in five year increments.

The updated population projections have been prepared by the firm of Metro Economics which is an economic consulting firm that specializes in the projection of economic and demographic trends. The population projections were reviewed in consultation with staff and County Council representatives of each local municipality in 2018. As a result of this review, it was recommended that 20% of the projected growth from the five (5) most rural local municipalities be re-allocated to the fully urban municipalities of Perth and Carleton Place. It was further recommended that the population projections for the Municipality of Mississippi Mills, which contains both an urban area (Almonte) and rural areas, remain the same. The revised population allocations were approved by Lanark County Council on June 12, 2018 by Motion #ED-2018-55.

The population allocations are not intended to constrain growth or impose development quotas on municipalities. Pursuant to policy 2.4.1 of the SCOP, however, when considering expansions to a Settlement Area boundary which would increase the total development potential of the lower-tier municipality, the local Council shall require sufficient information to allow for a comprehensive review of the proposed expansion. This will include the population projections in Section 1.1 of the SCOP; an analysis of intensification and redevelopment alternatives within the existing settlement area; a study which



establishes water wastewater and stormwater servicing requirements for the projected growth and compliance with the requirements of the MDS formulae. The expansion of a local Settlement Area shall also require an amendment to the SCOP. However, the expansion of a settlement area for a local municipality shall require an amendment to the SCOP but does not require the undertaking of a comprehensive review of the SCOP (2.4.1).

Section 8.3.1 Amendments to the Sustainable Communities Official Plan

Section 8.3.1 of the SCOP directs that when any amendment to the SCOP is proposed, sufficient information shall be provided to allow Council to consider the following:

1. The impact of the proposed change on the achievement of the stated goals, objectives and policies expressed in this Plan.
2. The need for the proposed change.
3. The effect of the proposed change on the need for public services and facilities.
4. The physical suitability of the land for the proposed use.

The updated population projections will allow for the coordination and allocation of future population and housing for lower-tier municipalities; the identification of areas where residential growth and development may be directed and the identification of targets for residential intensification and redevelopment. In conclusion, Amendment No. 8 has been reviewed with respect to the policies of the Lanark County Sustainable Communities Official Plan (SCOP) and it is our opinion that the approval of Amendment No. 8 will conform to the SCOP. The supporting SCOP amendment satisfies or does not negatively affect the matters listed in Section 8.3.1 of the SCOP

8 Local Municipal Official Plans

The inclusion of the population projections into the Lanark County Sustainable Communities Official Plan will enable local municipalities to plan for residential growth through Official Plan Amendments and Comprehensive Official Plan Reviews. Comprehensive reviews for lower tier municipalities which demonstrate a need for settlement area expansion to accommodate growth must be supported by sufficient information in accordance with the “Settlement Area Boundary Expansions” policies of the SCOP (2.4), as explained in Section 7 of this Report.

9 Public Consultation

Public consultation during the processing of Official Plan Amendment No. 8 included a joint public meeting for amendments No. 8 and No. 9 to the SCOP on May 22, 2019 at 6:00 pm in the Lanark County Council Chambers at 99 Christie Lake Road, Perth, Ontario.

A Notice of Public Meeting to consider proposed amendments No. 8 and No. 9 to the SCOP was advertised on May 2, 2019 in the Carleton Place/Almonte Canadian Gazette, the Perth Courier and the Smiths Falls Record News. The notice of public meeting was also posted on the County of Lanark web-site on May 1, 2019 as well as on the Town of Perth’s website. No members of the public made written or oral submissions regarding OPA No. 8. County Council recommended approval of both amendments (No. 8 and No. 9).

10 Agency Consultation

A Notice of the proposed Official Plan Amendment No. 8 to the SCOP was circulated via email on May 1, 2019 to the agencies listed in Appendix 2 – Agency Circulation List for Amendment No. 8 to the Lanark County Sustainable Communities Official Plan. The only agency comments that were received prior to the completion of this Technical Report included a submission from RVCA which is included in Appendix 2. The RVCA had no objection to OPA No. 8.

11 Conclusions

Amendment No. 8 to the SCOP has been reviewed in consideration of the County of Lanark’s authority to amend its Official Plan in accordance with Section 22 of the Planning Act. This review has concluded that adoption of Amendment

No. 8 is consistent with the Provincial Policy Statement (2014) and complies with the intent and policies of the County of Lanark Sustainable Communities Official Plan.

12 Recommendation

The Municipal Plan Review Team recommends that Amendment No. 8 to the Lanark County Sustainable Communities Official Plan be adopted as proposed in Appendix No. 1.

Trusting this information to be satisfactory, we remain.

Yours truly,

Brian Whitehead, MA, MCIP, RPP
Principal | Planning Services

APPENDIX No. 1

**AMENDMENT NO. 8 TO THE LANARK COUNTY SUSTAINABLE COMMUNITIES
OFFICIAL PLAN**

AMENDMENT NO. 8 TO THE LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN

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May 1, 2019

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PART A – THE PREAMBLE does not constitute part of this Amendment.

PART A – THE PREAMBLE

Purpose and Effect of the Official Plan Amendment

The purpose of Official Plan Amendment No. 8 is to update the population projections for the County of Lanark and to allocate population growth to each local municipality.

The effect of Official Plan Amendment No. 8 includes two items which are described as follows:

Item 1: To amend Section 1.1 "Population Projections and Distribution" by updating the population projections to the year 2038.

Item 2: To delete Appendix 2 "Historical and Projected Population by Municipality" and replace it with the revised population numbers, previously approved and accepted by Lanark County Council.

A Key Plan is not provided as this official plan amendment applies to all lands within the County of Lanark.

Basis of the Amendment

The Lanark County Sustainable Communities Official Plan (SCOP) was adopted on June 27, 2012 and approved by the Ministry of Municipal Affairs and Housing on May 28, 2013.

Section 1.1 Population Projections and distribution of the SCOP projects a population of 70,434 for the County by the year 2031. On June 13, 2018 Lanark County Council unanimously accepted a population projection of 96,443 by the year 2038 for the County as a whole.

Appendix 2 to the SCOP includes a chart that describes the Historical and Projected Population by Municipality. The existing population projections were based on existing statistical information contained in the eight local municipal Official Plans, as well as the data collected by the Municipal Property Assessment Corporation and Statistics Canada. This data is included as an appendix to the County Official Plan, but forms part of the Plan (SCOP) and is intended to assist in monitoring population growth and distribution over the life of the SCOP in five year increments.

Updated population projections have been prepared by the firm of Metro Economics which is an economic consulting firm that specializes in the projection of economic and demographic trends. The population projections were reviewed in consultation with staff and County Council representatives of each local municipality in 2018. As a result of this review, it was recommended that 20% of the projected growth from the five (5) most rural local municipalities be re-allocated to the fully urban municipalities of Perth and Carleton Place. It was further recommended that the population projections for the Municipality of Mississippi Mills, which contains both an urban area (Almonte) and rural areas, remain the same. The revised population allocations were approved by Lanark County Council on June 12, 2018 by Motion #ED-2018-55.

The adoption of this Official Plan Amendment will implement the planning and management of

population growth and development in accordance with the policies of the Provincial Policy Statement (1.2 Coordination). A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within lower and upper tier municipalities when preparing population projections or managing and/or promoting growth and development (1.2.1 a) and g). Where planning is conducted by an upper-tier municipality, the upper tier municipality in consultation with lower-tier municipalities shall identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities (1.2.4).

The inclusion of the population projections into the Lanark County Sustainable Communities Official Plan, will enable local municipalities to plan for residential growth through Official Plan Amendments and Comprehensive Official Plan Reviews. Comprehensive reviews for lower tier municipalities which demonstrate a need for settlement area expansion to accommodate growth must be supported by sufficient information in accordance with the “Settlement Area Boundary Expansions” policies of the SCOP (2.4). This includes demographic projections, pursuant to section 1.1, which demonstrates the need for settlement area expansions to accommodate growth; an analysis of intensification and existing conditions as well as supporting servicing studies. The expansion of a settlement area for a local municipality shall require an amendment to the SCOP but does not require the undertaking of a comprehensive review of the SCOP (2.4.1).

Official Plan Amendment No. 8 to the SCOP (SCOPA #8) is being processed concurrently with Amendment No. 9 to the SCOP (SCOPA #9) and Amendment No.16 to the Official Plan for the Town of Perth (OPA #16). The purpose of SCOPA #9 is to amend Schedule “A” to the SCOP by re-designating lands within the municipal boundary of the Town of Perth to “Settlement Area” in order to accommodate the Town’s population allocation of 8,085 to the year 2038. The purpose of OPA #16 is to amend the text and Schedule A, Land Use Designation to the Official Plan for the Town of Perth in order to implement the results of a comprehensive review which supports an expansion of the Town’s “Urban Settlement Boundary”. Amendment No. 9 to the SCOP and OPA #16 for the Town of Perth are conditional upon the approval of Amendment No. 8 to the SCOP.

A 5-Year review process has been initiated for the Lanark County Sustainable Communities Official Plan, which is ongoing. This review will be affected by modifications to the PPS which is also under review. Modifications to the PPS and matters such as the coordination of housing and employment projections for lower-tier municipalities will be considered as part of the 5-Year review process for the SCOP.

PART B – THE AMENDMENT, consisting of the following, constitutes the amendment to the Lanark County Sustainable Communities Official Plan.

PART B – THE AMENDMENT

The Introductory Statement

All of this part of this document entitled “Part B – The Amendment” constitutes Amendment No. 8 to the Lanark County Sustainable Communities Official Plan.

Details of the Amendment

The Lanark County Sustainable Communities Official Plan is hereby amended as follows:

Item No. 1

Section “1.1 Population Projections and Distribution” is deleted and replaced with the following:

1.1 Population Projections and Distribution

Lanark County is expected to experience a growth rate of 3% per year over the next 20 years. The most recent Census data shows the County’s 2016 population at 59,918. This Plan will manage growth to a population of 96,443 by the year 2038, based on the projected population allocations for each local municipality listed in Appendix 2, which forms part of this Plan

Item No. 2

Appendix 2 “Historical and Projected Population By Municipality” is deleted and replaced with the following:

**APPENDIX 2
Historical and Projected Population by Municipality to the Year 2038**

	2016	2038	
	Census	County Council	<i>Increase</i>
Beckwith	7,644	14,262	87%
Carleton Place	10,644	20,964	97%
Drummond North Elmsley	7,773	12,549	61%
Montague	3,761	4,857	29%
Mississippi Mills	13,163	21,122	60%
Lanark Highlands	5,338	7,507	41%
Tay Valley	5,665	7,097	25%
Perth	5,930	8,085	36%
Lanark County	59,918	96,443	61%

PART C – IMPLEMENTATION AND INTERPRETATION

Implementation

The Implementation of this Amendment to the Official Plan shall be in accordance with the policies of the Lanark County Sustainable Communities Official Plan.

**APPENDIX No. 2 AGENCY CIRCULATION LIST AND COMMENTS FOR AMENDMENT NO. 8 TO THE
LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN**

In accordance with the Planning Act, Ontario Regulation 543/06, (9) notice has been given to all the following persons and public bodies:

- (1) the clerk of the approval authority – Kurt Greaves, CAO, Leslie Drynan, County Clerk / Deputy CAO
- (2) The clerk of every municipality to which the proposed OP or OPA would apply:
Diane Smithson (CAO Carleton Place);
Stacey Blair (Deputy Clerk Town of CP);
Cassandra McGregor; CAO Beckwith
Shawna Stone; Acting CAO, Mississippi Mills
Ron Ladd; CAO, Town of Perth
Lauren Walton; Clerk, Town of Perth
TVT CAO; Acting CAO Tay Valley Township, Amanda Mabo
TVT Clerk; Janie Laidlaw
Cindy Halcrow; CAO, Township of Drummond / North Elmsley
Jasmin Ralph; CAO, Township of Montague
- (3) the secretary of every school board having jurisdiction in the area to which OP or OPA applies
'suzanne.flaro@ucdsb.on.ca'; -
'stephanie.keyes@cdsbeo.on.ca';
- (4) secretary-treasurer of every conservation authority...
'smcintyre@mvc.on.ca';
'jsargeant@mvc.on.ca';
'Matt Craig'; MVCA
'sommer.casgrain-robertson@rvca.ca'; General Manager, RVCA
Glen McDonald; 'Senior Planner, RVCA
- (5) secretary of every company operating oil or natural gas - Municipal Planning'; Enbridge
Mail to TransCanada PipeLines, Barrie ON
- (7) if any of the land to which the proposed OP or OPA would apply is within 300 m of a railway line –
CPR – 'Josie_Tomei@cpr.ca';
Mail to VIA Rail
- (8) Executive Vice- President of OPG – Mail
- (9) secretary of Hydro One - Mail and e-mail to 'landuseplanning@hydroone.com';
- (11) mail to Parks Canada National Historic Site – Smiths Falls, ON
- (15) chief of every First Nation council, etc.
'algonquins@tanakiwin.com';
OTHERS
'Kapusta, Stephen (MTO)'
Dan Ethier – MMAH
Mike Elms – MMAH
Clerk of the Town of Smiths Falls
Ministry of Tourism, Culture & Sport
Detachment Commander - Lanark County / Sharbot Lake OPP
Canada Post Corporation
The Metis Nation of Ontario



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May 17, 2019
19-LAN-OPA-0001

County of Lanark
Land Division Committee
Box 37
Perth, Ontario
K7H 3E2

Attention: Julie Stewart

Subject: **Amendment No. 8 to the Lanark County Sustainable Communities Official Plan (LCSCOP), affecting:**

- An update to Section 1.1 of the LCSCOP;
- An update to Appendix 2 "Historical and Projected Population By Municipality"

Dear Ms. Stewart

The Rideau Valley Conservation Authority (RVCA) and Mississippi Valley Conservation Authority (MVCA) have reviewed the subject application within the context of:

- Section 1.6.6 Sewage, Water and Stormwater, 2.1 Natural Heritage, 2.2 Water and 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act;
- The Mississippi-Rideau Source Water Protection Plan

The Proposal

The RVCA and MVCA were circulated on Amendment No.8 to the LCSCOP. It is our understanding that the purpose and intent of this amendment is to update population projections and distribution as well as related tables in Appendix 2 of the LCSCOP.

The Area

OPA No. 8 affects the entirety of Lanark County, but no changes are proposed to any schedules as a result.

Review Comments

Provincial Policy Statement

With respect to the PPS, the primary area of review for conservation authorities relates to sewage, water and wastewater (Section 1.6.6), natural heritage (Section 2.1), water (Section 2.2) and natural hazards (Section 3.0). Although Amendment No. 8 does not involve any particular lands, we would like to take the time to reiterate our desire to work with towns, townships, developers and residents to promote developments within the County of Lanark that achieves improved water quality in relation to sewage, water and wastewater. The focus on efficient use of public and private infrastructure will be important in achieving goals of reducing pollution and contamination.

We would also like to mention our desire to improve the health of water, whether lakes, creeks, streams or rivers, and also to protect and improve the ecological health associated with wetlands. These water features and their maintenance provide a tremendous benefit to the County of Lanark by improving watershed health for the benefit of all and mitigating the extent of flooding.

Finally, our office is interested in protecting people and their property when development is proposed within or adjacent to hazardous lands. Hazardous lands include floodplain hazards, erosion hazards, unstable bedrock, dynamic beaches and organic soils.

Mississippi Rideau Source Protection Plan

As per Policy ADMIN-3-LB in the Mississippi-Rideau Source Protection Plan, municipalities shall amend their Official Plan to include Source Water Protection no later than the date of their next 5-year review required under Section 26 of the *Planning Act*. It is our understanding that Lanark County will consider Source Water Protection when completing future Official Plan updates and amendments. For more information, please contact Marika Livingston at 613-692-3571 ext. 1148 or marika.livingston@mrsourcewater.ca.

Discussion

Through review of the amendment, the Conservation Partners note that there is a move towards a greater proportion of population being allocated to settlement areas, such as the Town of Perth, Carleton Place and Mississippi Mills. Carleton Place has the largest proportional increase in share of the total population of Lanark County, which the conservation authorities support. Based on our review, 52% of growth has been allocated to these three geographic areas of the County. This is an increase from an allocation of 49.6% based on the 2016 census information.

Conclusions

In conclusion, our offices have no objection to OPA No. 8.

Please advise us on the status of this application following the public meeting. Please circulate our office on all future public information in relation to this file.

Thank you for the opportunity to comment and please do not hesitate to contact the undersigned at (613) 267-5353 x 131 should you have any questions.

Yours truly,



Phil Mosher
Planner

cc – Diane Reid, MVCA
cc – Marika Livingston, RVCA
cc – Eric Lalande, RVCA