

# **Existing Conditions Report Township of Lanark Highlands Official Plan Review September 2008**

## **1.0 Introduction**

The purpose of this Report is to provide an accounting and analysis of all the information gathered to support the update and mandated five year review of the Official Plan. First it will provide Planning Advisory Committee and Council with a brief summary of the Project Team's progress to date and secondly it is intended to provide new information and suggested goals and objectives to help structure the initial public consultation process.

The report is brief in accordance with the accepted methodology described in Stantec's workplan. The following items are covered:

- Summary of background research and literature review
- Population projection review
- Overview of identified strengths, weaknesses, opportunities and threats
- Identification of candidate goals and objectives

The project was launched on May 08, 2008. The consultants met with the Ministry of Municipal Affairs and Housing and other ministerial staff including representatives from Ministry of Culture, Ministry of Northern Development and Mines, Ministry of the Environment, Ministry of Natural Resources and the Mississippi Valley Conservation. The meeting focused on ministerial expectations with regard to the ongoing Official Plan review and in addition the potential for modifications to ensure consistency with the Provincial Policy Statement of 2005. The consultants have met with Township staff and additionally undertaken a municipal tour to gain incite and information on the various challenges and opportunities inherent to the Township of Lanark Highlands. Upon acceptance of this report Stantec Consulting Ltd. will schedule with Municipal staff an appropriate meeting date for the first Open House to gain citizen's input and comments with regard to the current Official Plan and to educate the community on the changes required to provide consistency with Provincial initiatives and policies.

## **2.0 Lanark Highlands Highlights**

Lanark Highlands comprises an area of 1033.37 square kilometers. The Township is a lower tier municipality within the County of Lanark and is bordered by Renfrew County to the north, the Township of Mississippi Mills to the east, the County of Frontenac to the west and Tay Valley Township to the south. Lanark Highlands is an amalgamated Township created in 1997 and made up of the former Townships of Lanark, Dalhousie, North Sherbrooke, Darling and the Villages of Lanark and Lavant.

	Distance to Lanark Village
Perth	18 kilometres
Ottawa	81 kilometres
Kingston	103 kilometres
Peterborough	201 kilometres
Toronto	357 kilometres

County Road 511 runs northerly through to Calabogie from the Town of Perth and Provincial Highway 7. East/west connections are provided via County Roads 8, 9, 10, 12 and 16.

The Township is generally rural in nature with the rolling hills topography typical of the Canadian Shield, forested lands and many lakes and watercourses. Due to the many natural recreational opportunities, the Township has attracted a seasonal population of cottagers, campers and outdoor sports enthusiasts. Urbanites wishing to escape to the country as well as retirees continue to migrate to the Township as a lifestyle choice.



source [www.lanarkhighlands.ca](http://www.lanarkhighlands.ca)

Figure 1 Township Map

The main settlement area within the Township is Lanark Village. The village is the site of the Township office as well as the Health Centre. New additions and improvements to the Health Centre are planned. Other Hamlets and villages are scattered throughout the Township being Middleville, Hopetown, Elphin, Watson's Corners, and McDonald's Corners. These smaller centres are primarily residential.

The Township has seven community centres managed by volunteers with a new centre in the planning stages in the former Darling Township close to White Lake. The extensive inventory of crown land, community forests, rural vistas and waterbodies provide for recreational opportunities throughout the municipality. The Township maintains public parks and beaches on Robertson and Dalhousie Lakes. The schedules of the current Official Plan do not illustrate these spaces. The K and P trail transects the municipality. This important recreational infrastructure should be recognized in the Township's planning documents.

## **3.0 Background Research**

### **3.1 Literature Review**

The following reports, studies and documents were reviewed in order to ensure sufficient knowledge of the current conditions in the Township of Lanark Highlands. As the review was undertaken, particular attention was paid to relationships between the various reports and documents reviewed and the Provincial Policy Statement (PPS). Land use planning in Ontario, though a municipal responsibility, is guided by the Province through the legislations such as the Planning Act which provides for the need to respect provincial interests. This is done primarily through the PPS. The PPS is in fact a core document for the development of municipal planning policy.

#### **3.1.1 Official Plan**

The Official Plan of the Township of Lanark Highlands, dated March 26, 2003 has been reviewed and provides an adequate base to update the document. The Plan, however, is not consistent with recent amendments to the Planning Act and the Provincial Policy Statement (PPS), 2005 and therefore requires revisions to ensure conformity with directions outlined by the Province. Stantec Consulting Ltd. has been providing planning review services to the Township for approximately 6 months and has a working sense of how the current Official Plan lays out policies and some of the ongoing issues and challenges the Township is facing. The update will focus on streamlining some of those matters while maintaining consistency with Provincial Policy.

Section 1.0 of the PPS, Building Strong Communities, speaks to the management of land use patterns and efficient development. Efficiency is achieved through re-development or intensification of land uses within designated growth or settlement areas while having regard for the wise use and management of resources and the protection of public health and safety. The current official plan outlines two settlement areas being

village and hamlet settlement areas and the rural area. Amendments to the Official Plan will include refinements to include the requirement to provide for additional studies or reports to support development proposals. The Official Plan must outline what constitutes a complete application and as such the amendments are required to clearly identify those requirements.

The PPS further outlines specific policies related to development within the rural area (section 1.1.4). Although the rural area has been designated as an area for development the PPS directs that there are only limited opportunities for residential development in areas where the development is compatible, infrastructure available and separation from conflicting land uses can occur. The new Official Plan will update the existing mapping and then clearly identify separation distances from waste disposal sites, aggregate operations, agricultural activities and natural heritage features in order to recognize areas that can sustain or will have the potential for residential development. Consideration of transportation corridors and existing settlement nodes will also be required.

The Plan includes considerable detail with respect to allowing or controlling development in areas of natural significance such as lakeshore development. These policies have had limited success likely due to the complex policy structure of the Official Plan. The end result is that many of these policies have been applied inconsistently and may have resulted in reduced confidence in the municipality's approach to land use control. These policies will need to be reviewed and more than likely the structure and organization will need to be overhauled. In addition some policies, for example the Plan's approach to protecting deer yards, have resulted in needless Planning Act applications at considerable cost to the applicants. Issues such as the need to undertake environmental studies to justify lot line adjustments or minor variances to recognize a non-conforming lot standard, have further eroded public confidence in the municipality's land use planning practices. Accordingly these sections of the official Plan will need to be reviewed and revised.

On the whole the Township Official Plan suffers from an overly detailed and complex approach which fails to clearly demonstrate a vision for the future. One of the greater challenges for this 5 year review will be to ensure that a clear vision, goal and objectives can be communicated and policies redrafted to meet local conditions while being consistent with the intent of the PPS.

### **3.1.2 Zoning By-Law**

The current zoning by-law will require an update to implement any changes to the Official Plan. Amendments made to the Planning Act through Bill 51, the Planning and Conservation Statute Law Amendment Act, 2006 require all consolidated zoning By-laws to be revised and updated within three (3) years of any Official Plan review and update. Initial review of the Zoning By-law reveals the need to ensure the elimination of inconsistencies between the intent of the by-law and some of its definitions and provisions as well as a similar need to simplify the language and structure to ensure clarity of meaning and intent.

### 3.1.3 Commercial and Industrial Uses

The municipality is rural and as is the case with most rural municipalities, businesses consist primarily of activities such as farming, forestry, recreational venues such as hotels, motels, bed and breakfast, campgrounds and golf courses and home based businesses. The Village of Lanark is the primary commercial centre and provides office space, retail and some employment for the community. Currently there is potential for more commercial venues within the village and the planned addition of water and sewer services to the village will allow for this potential to be maximized. Section 1.7 of the PPS, Economic Development, states that municipalities should optimize the long-term availability of land resources, enhance the vitality and viability of downtowns and mainstreets, promote the redevelopment of Brownfield sites, provide for sustainable tourism and optimize energy conservation. The new OP document will include policies to make use of new tools provided by the province with respect to Brownfields, community improvement areas and elements of design to encourage vitalization of the Villages and Hamlets throughout the community.

The Ministry of Natural Resources shows significant potential for mineral aggregate extraction including both mining and pit and gravel operations within the boundaries of the township. These resources require protection under the Provincial Policy Statement, 2005 (PPS). Specifically section 2.4.2.1 of the PPS states:

*"Mineral mining operations and petroleum resource operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.*

And

*In areas adjacent to or in known mineral deposits or know petroleum resources, and in significant areas of mineral potential and significant areas of petroleum potential, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:*

- a) *resource use would not be feasible; or*
- b) *the proposed land use or development serves a greater long-term public interest; and*
- c) *issues of public health, public safety and environment impact are addressed."*

New resource mapping will be included as part of the Official Plan updates and policies will respect the potential economic benefit to the community of the aggregate resources.

Historically, the township's industrial base was focused on the numerous local watercourses where many mills provided employment to the community. Today industrial activities are limited and primarily aggregate related.

### 3.1.4 Public Infrastructures

The Township is currently in the process of completing the design of a servicing strategy for the Village of Lanark. The density of population and the failure of private systems has resulted in constraints to further development within the village limits. The provision of

water and sewage services within the township will be limited to the Village of Lanark with all other areas continuing to be privately serviced.

The PPS, section 1.6.4, outlines a hierarchy of servicing strategies that requires that the township plans for the provision of sewage treatment facilities and water services and directs development to areas where appropriate servicing is available. Municipal services are the preferred approach followed by private communal service delivery. In order to ensure consistency with policies of the PPS the Official Plan will be amended to include policies that ensure lot creation will only occur when the township is assured that either;

- a) intensification and redevelopment is proposed within the Village of Lanark when servicing strategy is complete and provided or;
- b) development is occurring on private communal services where the township is satisfied that the planned infrastructure is appropriate or;
- c) development is supported by documentation, reports or studies that illustrate that site conditions are suitable for the long-term provision of such services.

The Township transportation system is made up of 512 kilometres of roadways which are maintained in accordance with a revolving 5 year plan based upon condition and improvement requirements. Land uses within the amended Official Plan will need to consider efficiencies and connectivity to routes outside of the Township boundaries. A considerable majority of the population commutes to work or engages in service type industry that requires an efficient road pattern. Section 1.6.5 of the PPS outlines the integration necessary throughout the planning process. The new Official Plan will be consistent with that direction.

The Township currently has five designated waste disposal sites. Lanark Highlands has circulated a Request for Proposals in order to develop a strategy for closing the sites and providing instead for transfer stations in the same areas. The proposed transition will be considered in the Official Plan. The work program will ensure that there is an appropriate method and sufficient resources available to accommodate future needs. Section 1.6.8, Waste Management also directs municipalities to facilitate, encourage and promote reduction, reuse and recycling objectives. The current plan complies with this directive.

### **3.1.5 Township Tour**

A tour of the Township was undertaken in order to gain an “on the ground” understanding of the Township from a geographical, demographic, economic perspective as well as to undertake a quick inventory of the numerous recreational opportunities the Township enjoys.

The tour commenced at White Lake in the former Township of Darling. On the shores of the lake is the Cedar Cove Trailer Park comprising of approximately 300 individual trailers, some rental cottages, a pool, dock facilities and a restaurant. This development is privately serviced via three (3) sewage systems and five (5) communal wells. It was observed that older trailers are being replaced by new park modal trailers which by means of their size will only increase the loads on services provided by the property owner but will also impact the lake. The provision of emergency services is also

constrained due to the meandering nature of the roadways and the lack of consistent and visible trailer identification. Regard should also be taken as light pollution can result in adverse impacts to neighbouring and surrounding properties.



The tour then proceeded to journey throughout the Highlands. Generally the roadways were undeveloped except in areas within easy driving distance of County Roads and closer to the Hamlets and villages. Hamlets and villages are all privately serviced and residential development predominates. Minimal commercial activities are present.

A significant part of the day was spent touring and visiting the lakes and observing the development surrounding the waterbodies. It was noted that significant development is or has taken place surrounding most of the accessible lakes within the township. Lot creation via severance and the existence of many undersized lots has resulted in many lakes experiencing some constraints to further development. The PPS directs municipalities to protect, improve and restore the quality and quantity of water resources, section 2.2. The current Op identifies a number of the lakes within the Township as fragile ecosystems and has policies that include the study of lakes and the production of lake development plans. The plan strictly limits back lot development and development along the shorelines and speaks to the general theory that eutrophication is a primary threat to lake quality.



The plan then directs the municipality or private developers to undertake Lake Development Plans and/or regular water monitoring to ensure no net loss of current trophic status. Given the size and availability of resources within Lanark Highlands the plan will be amended to reflect the principles of responsible water resource stewardship and the lands will continue to be subject to site plan control where the principles can be reviewed.

*Ministry and Agency Circulation*

The following ministries and agencies and individuals were contacted to advise them that the Town had initiated a comprehensive review of its Official Plan:

- Ministry of Municipal Affairs and Housing
- Mississippi Valley Conservation
- Ministry of Culture
- Ministry of Agriculture, Food and Rural Affairs
- Consumers Gas
- Leeds Grenville & Lanark District Health Unit
- Upper Canada District School Board
- Ontario Power Generation Inc.
- Hydro One
- Police Department
- Building Department

County of Lanark  
Council of the Township of Lanark Highlands  
Trans Canada Pipelines  
Canadian Pacific Ltd.

## **3.2 Demographics**

### **3.2.1 Population Projections**

It is difficult at best to develop population projections for small municipal areas. Statistics Canada does provide census data at a census division (county level) and census subdivision (municipality) level. The development of projections however is a specialized undertaking which requires sophisticated modeling tools, especially when the geographical area is small. Fortunately new planning tools offered by the Ministry of Finance and the recent vintage of the national census are such that it is possible to develop reasonable projections for the Township of Lanark Highlands. The province has developed census division projections designed to help the public and private sectors with their planning needs. Population for the Township will be reviewed using information provided by both Stats Can and the Ministry of Finance. Historical growth patterns over the two previous census periods will be undertaken and then compared to growth projections within the current Official Plan. An analysis of new residential building starts over the previous planning period will also be undertaken. Finally, growth projections will be developed for the subsequent planning horizon. These growth projections will be used to determine sufficient vacant land resources to provide consistency with the PPS, 2005.

Three population projections were developed for the province as a whole by the Ministry of Finance. The reference scenario assumes “a slightly increasing fertility to 2011, a moderate decline in mortality and a slowly declining net migration level. The low-growth scenario is based on a declining fertility rate and, compared to the reference scenario, a slower decline in mortality and a lower net migration level. The high growth scenario combines an increasing fertility assumption and, compared to the reference scenario, a faster decline in mortality and a higher net migration level.<sup>1</sup> The reference scenario is the most likely to take place and therefore the Ministry has developed population projections at the census division level using that methodology.

The census division pertaining to Lanark Highlands is Lanark County. Although growth within the Highlands has been slightly higher than those levels experienced by the County for the period between 2001 and 2006 the levels experienced in the Highlands for growth was lower than what was experienced by the County for the period between 1996 and 2001. For the purposes of this report we will assume growth for the Highlands to be similar to the levels projected at the County level.

### **3.2.2 Provincial Trends**

Population growth within the Province of Ontario is projected to grow at an annual rate of approximately 1% per annum to the year 2031. Generally, the median age of the

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<sup>1</sup> Ontario Population Projection Update, 2007-2031

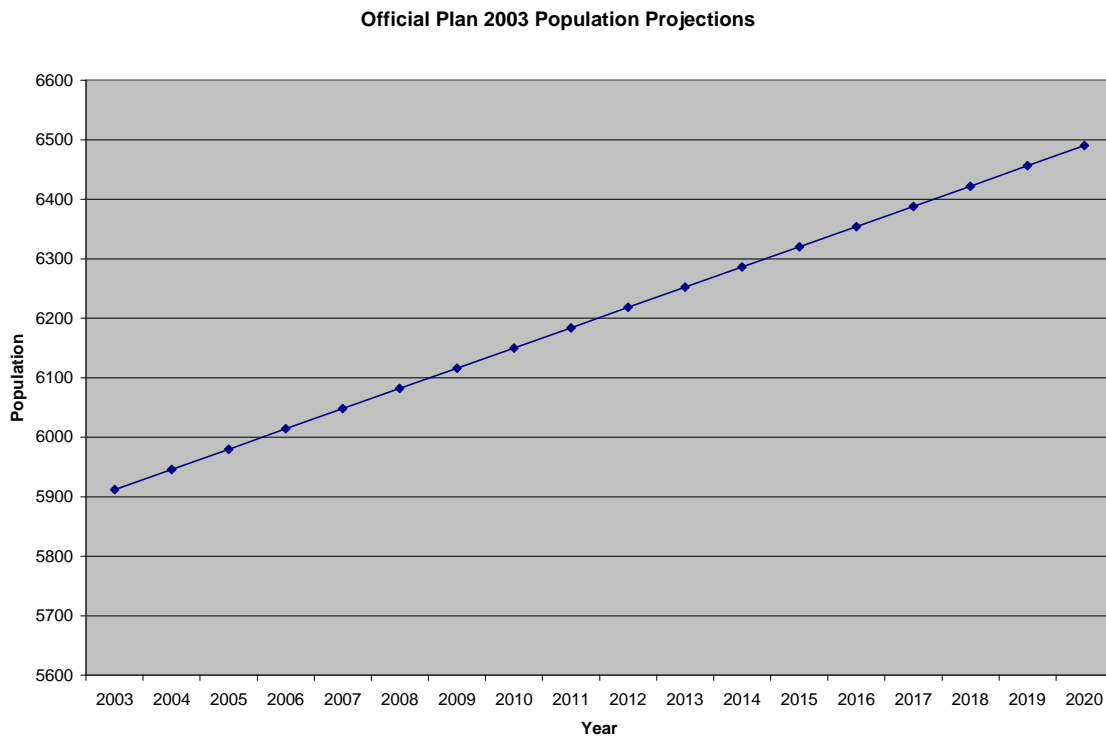
province will rise to 43 years in 2031 from 37 years in 2007. Growth will not occur through natural increases but will be the result of net-migration into the province.

The ministry projects, that although Ottawa is to grow the most overall within Eastern Ontario, growth within the region is expected to be less than the provincial average. It should be noted that as the Ministry expects that growth will predominately occur by means of in-migration. The desirability of a rural lifestyle, transportation efficiencies, provision of health services and the location of conveniences within the limits of Lanark Highlands are all factors which can impact population projections.

### 3.2.3 Population Projections within the Current Official Plan

An important component of a comprehensive Official Plan review is the need to assess or re-assess population growth. This allows for an analysis of the conclusions and recommendations of the official plan against actual growth.

The current OP was designed partly on the basis of an expectation of strong population growth. The plan assumed that the high tech boom occurring in Ottawa and that plans to expand Highway 7 to four lanes to the Town of Carleton Place would result in a demand for housing within Lanark Highlands. The current plan dated March 26, 2003 anticipated that the population would increase to 6,490 in 2020. The plan also concluded that there would be a need for approximately 680 new housing starts resulting in the addition of approximately 34 new housing units annually.



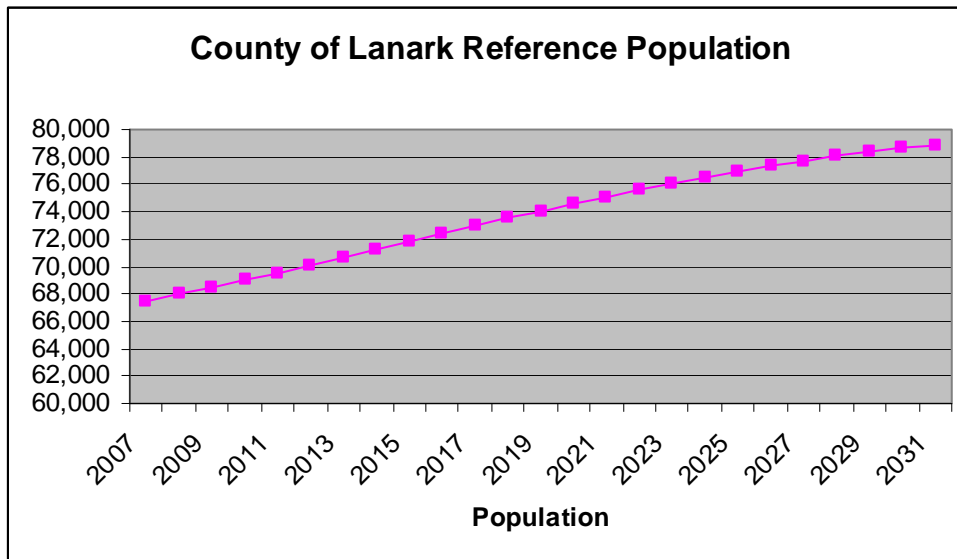
Stats Can conducted a census in the year 2006. The Town's population in 2006 was 5,180 residents whereas the Official Plan had anticipated a higher population of 6014, an over estimation of 834 residents. The growth anticipated has not occurred and therefore population projections to the end of the planning horizon will be re-evaluated.

### 3.2.4 Historical Growth Patterns

The population of Lanark Highlands in 1996 was 4,629. The Township grew at a rate of 3.6% to the year 2001 resulting in 4,795 residents. This time frame showed a lower growth rate compared to the provincial rate of 6.1% and the county rate of 4.4%. Conversely the Highlands grew at a rate of 8% for the period 2001 to 2006 in contrast to the County rate of 2.1%. Population density in 2001 was 4.6 persons per square kilometre with 2,636 private dwellings. Population density increased to 5.0 persons per square kilometre in 2006 with 3,036 private dwellings.

### 3.3 Population Projections

As previously stated the projected population for Lanark Highlands will be formulated utilizing similar percentages of growth as is projected for the County by the Ministry of Finance. The chart below for the County of Lanark illustrates a fairly regular rise in population levels moderating in the later years outwards to 2031.



Reference population counts for the County of Lanark  
Source Ministry of Finance

Average growth projected for the County is estimated by the Ministry of Finance to be approximately 0.65% annually.

The application of the formula related to growth projected for the Highlands results in the addition of 982 persons outward to the year 2031. This will result in an increase in

density of population to approximately 5.9 persons per kilometre. Based upon the generally accepted 2.3 persons per household the Township of Lanark Highlands will require 426 new households or dwelling units over the period or approximately 18 building starts per year.

Specific population projections are illustrated below.

**County of Lanark Projected Population 2007 -2031**

<b>Year</b>	<b>Reference</b>	<b>Population Increases</b>	<b>Percentage of Increase</b>
2007	67,480		
2008	67,980	500	0.74
2009	68,490	510	0.75
2010	69,010	520	0.76
2011	69,560	550	0.80
2012	70,140	580	0.83
2013	70,710	570	0.81
2014	71,270	560	0.79
2015	71,840	570	0.80
2016	72,410	570	0.79
2017	72,970	560	0.77
2018	73,520	550	0.75
2019	74,060	540	0.73
2020	74,590	530	0.72
2021	75,100	510	0.68
2022	75,600	500	0.67
2023	76,070	470	0.62
2024	76,520	450	0.59
2025	76,940	420	0.55
2026	77,340	400	0.52
2027	77,710	370	0.48
2028	78,050	340	0.44
2029	78,360	310	0.40
2030	78,630	270	0.34
2031	78,880	250	0.32



**Projected Population Township of Lanark Highlands**

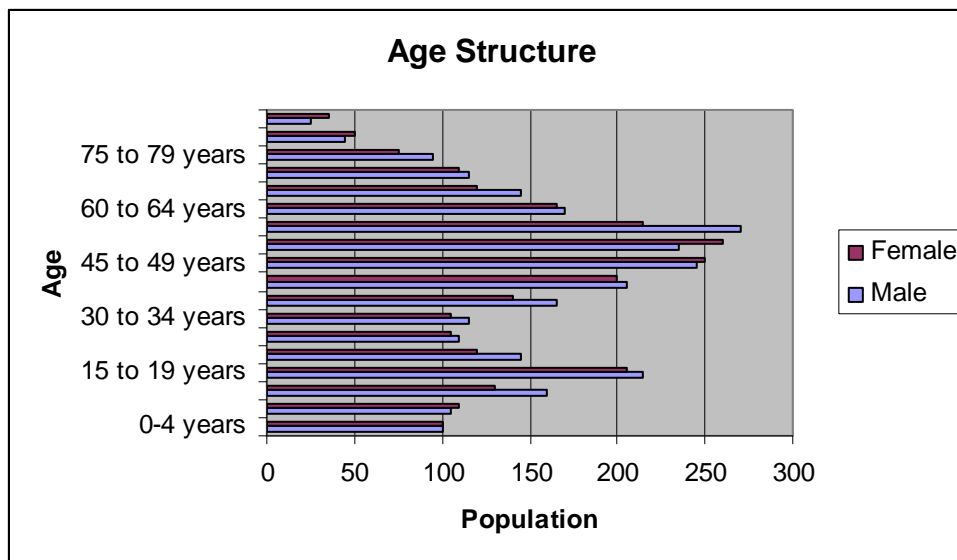
<b>Year</b>	<b>Projected Population</b>	<b>Annual Increase</b>
2007	5218	
2008	5257	39
2009	5296	39
2010	5336	40
2011	5379	43
2012	5424	45
2013	5468	44
2014	5511	43
2015	5555	44
2016	5599	44
2017	5643	43
2018	5685	43
2019	5727	42
2020	5768	41
2021	5807	39
2022	5846	39
2023	5882	36
2024	5917	35
2025	5950	32
2026	5980	31
2027	6009	29
2028	6035	26
2029	6059	24
2030	6080	21
2031	6100	19

### 3.4 Population Characteristics

Characteristics of the population in 2001 showed slightly more males than females and a median age 42.3. Provincially the median age in 2001 was 38 years. Average earnings for the Township were \$27,354 annually. Notably only approximately half the work force was employed full-time. Total number of dwellings constructed within the ten year period of 1991 to 2001 was 435.

Population growth for the period of 2001 to 2006 grew to 8% with a total population of 5,180. Population density increased to 5.0 persons per square kilometre. Private dwellings increased to 3,036 from 2,636 resulting in 400 new private dwellings over the five year period.

The census indicates that the township in 2006 was made up of 2,665 males and 2,520 females. The majority of the population ranges in age between 40 and 59 years. A review of the age structure of the general population shows that the median age is rising to 45.6 as well as the median income now at \$46,731. 86.4 percent of the population of Lanark Highlands is above the age of 15 being 4,470 members of the community.

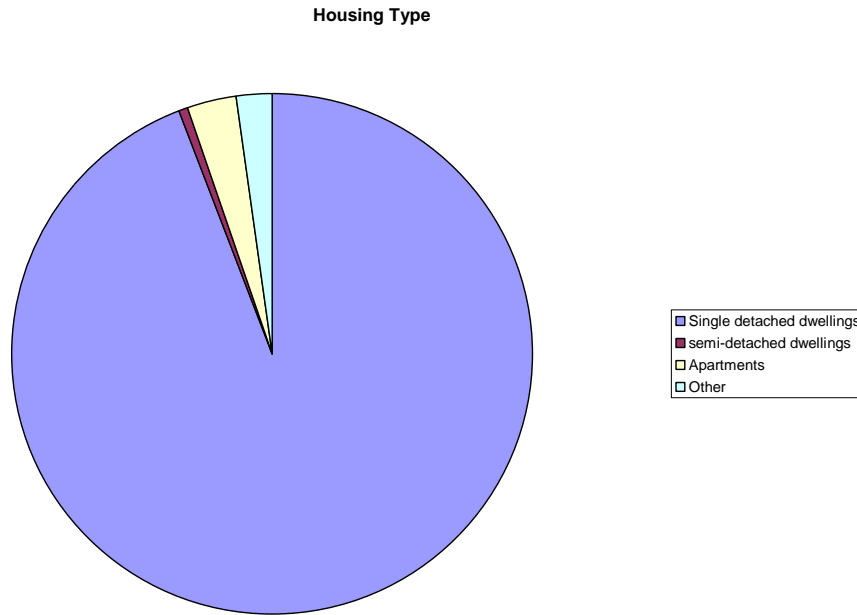


An older population will have impacts on the municipality. Some trends are already apparent such as the conversion of family cottages into permanent dwellings as many decide to retire to the lake. We can also anticipate additional need for local commercial facilities and health related services.

The total employed workforce within the Township is 2,705 of which 1,680 or 62% of the labour force works outside of the Township boundaries. The Township currently has a five year working plan that considers road improvements. Transportation corridors will continue to need to be prioritized by the community. Section 1.6.6 of the PPS, Transportation and Infrastructure Corridors directs the municipality to plan for and protect these corridors. The current Official Plan identifies various road types found

within or close to the Municipality being; Provincial Highway, County Roads, Township Roads, Private Roads and Special Purpose Roads and Trails. Policies related to maintenance, improvements and extension will be reviewed to ensure consistency with PPS policies but additionally to evaluate if the needs of the community are currently being met.

The Township consists primarily of single family residences with very few semi-detached dwellings. There are no apartment buildings or row houses within the Township boundaries. Approximately one third of the building stock was constructed prior to 1986. Census reports indicate that there were 770 dwellings constructed since 1986.



source Stats Can

Table 1 provides a summary of our proposed population projections.

### 3.4.1 Vacant Land Inventory

The PPS directs that “sufficient land shall be made available through intensification and redevelopment and if necessary, designated growth areas, to accommodate an appropriate 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 determination of housing requirements are essential to meet PPS policies as the municipality must at all times “maintain the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary lands which are designated and available for residential development; and maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three (3) year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.”

The ministry provides for a hierarchy of serviced lands with municipal services being the preferred solution. Municipalities must then determine the capacities available in existing systems and then determine if it is sufficient to meet their needs. In rural municipal environments growth can be accommodated responsibly and appropriately using private sewage systems as long as the lot fabric is large enough to sustain both water and sewage systems while maintaining protection of the potable water source. Generally a minimum lot area of two (2) hectares is the accepted standard. When services are being provided privately there needs to be a sufficient land base to provide for separation distances between the well or potable water source and the sewage treatment system. The Health Unit usually prefers that there is sufficient area to provide for a replacement field as well in the event that a failure occurs.

The current Official Plan schedules have now been converted to a form that is GIS compatible. An inventory of vacant lands will be undertaken

## **4.0 Issues/ Matters of Concern**

To date the consultants have focused on gathering of information and discussing matters of concern with staff and politicians. Experience gained from providing ongoing planning services to the Township has also identified or illustrated some of the challenges being experienced at the Township. The following list is by no means exhaustive but provides for items for discussion. This list will be expanded as input and comments are received from citizens, staff, community leaders as well as comments received by ministerial staff or agencies.

### **Wind Farms**

Section 1.8 of the PPS, Energy and Water Quality directs planning authorities to support energy efficiency and improved air quality through land use and development patterns. Wind energy and the development of wind farms continues to gain popularity. Policies will be developed within new OP to include not only wind farms but also the production of energy through solar and bio-fuel methods. These land uses can result in adverse impacts to abutting land holders and as such will be required to undertake mitigative measures prior to development.

## **Outdoor Furnaces**

Outdoor furnaces can create excessive smoke and nuisance to abutting land owners if properties are close together with insufficient land area. Outdoor furnaces will be limited to lands designated rural. Regulation of the furnaces should be supported within a new zoning by-law.

## **Back Lot Development**

Back lot development is defined as a separate lot behind a lot that either has frontage on a roadway or a waterbody. Currently there is no opportunity for this form of development. Generally, increasing densities of development are directed to identified and designated growth areas. The principle behind this is to protect existing uses from the risk of contamination of potable water sources and/or waterbodies. This form of development is generally not advised but if desired will need to prove through effective and thorough technical studies such as but not limited to Hydro geological reports, servicing options studies, storm water management solutions and lake capacity studies. It should be noted that the Highlands currently enjoys a significant amount of waterfront properties that contribute to the overall attractiveness and desirability of playing and living within the Township's boundaries. Promotion of back lot development may affect the value of this resource.



## **Elimination of Seasonal Residences and Hunt Camps**

The Township has been experiencing some challenges with regard to the definition of use of a property and in turn intensity of use. As the Township matures and transportation corridors continue to improve, residences that were traditionally cottages (used only in the summer months) and hunt camps (used only for two weeks in the fall)

are being expanded. These expansions or mudding of the actual intended use will result in challenges such as servicing and the provision of water, lack of amenity space surrounding these uses, lack of buffer space to surrounding land uses and property owners and increased neighbor conflicts. The removal of the term seasonal use and the review of residential proposals with the understanding that they may be used 12 months of the year will somewhat modify the conflicts currently arising. The adjustment of the definition of what in the new zoning by-law and where, both in Official Plan policies and the associated updated zoning by-law, a hunt camp may be located will also provide a solution to the term “hunt camp” being used for what is essentially a quazsi full time recreational residential use.



### **Road Widenings**

The Township currently has a hierarchy of roads some of which are not of a consistent standard or width. As a condition of consent the Township or the County may request a road widening at no cost. This is a standard and common occurrence within the rural sectors throughout the province and is required for improvements and maintenance is take place in a timely and efficient manner.

## **Accessory Buildings**

There have been proposals and inquiries made to the Township in order to construct an accessory building as the only and primary building. Generally, accessory structures are subordinate to a principal building and the uses associated with the principal building. It is our understanding that this situation is occurring where there is insufficient land area to support a principle use to be constructed on the property. It would not constitute good planning to accept this as a possible scenario.

## **Side/Rear yard setbacks**

Side and rear yard setbacks provide for buffering and amenity space on individual properties and are not solely for the property owner but also for their neighbours. Generally it is expected in the rural areas that these setbacks are greater than in a more urban based community.

## **Aggregate reserves & holding zones**

Aggregate reserves are determined by the Ministry of Natural Resources. Updated mapping will be provided by MNR. The holding zones keep these valuable resources in reserve for future use. Aggregates are considered essential to all building and development as they provide for the raw materials in road construction and fill. The PPS prioritizes aggregate resources and municipalities are mandated to protect and preserve these resources. (Section 2.4)

## **Camp Grounds**

Currently there are a number of campgrounds within the Township. These campgrounds provide for communal services for the residents. Campgrounds are now subject to the drinking water act, Bill 170 and require compliance to same. Policies will be included in the Official Plan to address compliance.



**Cedar Cove Campground**

## **Property Standards By-law**

Currently the Township does not have a property standards by-law. Through public consultation we will determine the extent of problem and the direction the community would like to take on this matter having regard for municipal resources in the matter of policing.



## **5.0 Strengths, Weaknesses, Opportunities and Threats**

The following bulleted list of Strengths, Opportunities, Oppportunities and Threats was developed on the basis of the background review, the demographic projections and our discussions with staff and agencies. The list is provided strictly to stimulate discussion and to guide any and all participants in the initial phase of the OP review as we try and establish goals and objectives for the next 20 years.

### **5.1 Strengths**

- Significant waterfront access
- Lanark Village is undertaking servicing strategy
- Municipal parks are well used
- Rural lifestyle

### **5.2 Weaknesses**

- Large area to consider when developing policies

- Staff resources stretched
- Policies in the OP could be worded for clarity
- Large inventory of roadways to maintain

### **5.3 Opportunities**

- Waterfront development can be influenced or controlled by municipality
- Concerned citizens
- Health Centre can continue to expand services

### **5.4 Threats**

- Increased density of development along the waterfront
- Large inventory of undersized lots
- Waste disposal sites need to be de-commissioned

## **6.0 Next Step**

Following the review of the first phase of the program by Council, the first phase of public consultation can proceed. The goal of the initial consultation program will be to inform residents and ratepayers about the Official Plan review program and to provide the public with the opportunity to identify and prioritize long term land use objectives. A report will be provided to Council on the results and comments received. Following acceptance of directions and priorities of Council, staff and community the update of the township's Official Plan can take place.