

Springwater Official Plan

Section 5 – Residential Growth Management

5.1. Introduction

- 5.1.1. A Growth Management Strategy was formulated by the Township of Springwater as an important component in the development of the new Official Plan for the Municipality. The Growth Management Strategy was also developed in response to the Provincial Policy Statement which encourages the increased centralization and concentration of growth and development. In regard to planning future growth, the desirability is for a “policy led” development approvals system.
- 5.1.2. The analysis of past, present and future trends indicate that in the recent past (1986-1991) the population of the municipality grew by 26%. The Township experienced variable development pressures with fast paced growth occurring in the south while medium and slow rates of growth prevailed in the north. The analysis of building permit activity and the geographical distribution of residential growth shows that at present the municipality is growing moderately with approximately two thirds of new growth occurring in recognized settlement areas. The analysis also demonstrates the cyclical nature of residential growth in the municipality and the tendency of the various settlement areas to be “built out” due to their smaller size and lower supply of lots. The attractiveness of the municipality to new permanent residents is anticipated to result in a growth rate of approximately 2% per annum which is expected to raise the population to approximately 22,600 residents by the year 2016. This projected amount of growth translates into approximately 8,300 new residents and approximately 2,600 new homes of which the existing adjusted residential supply is expected to provide for a quarter to a third of this projected demand.
- 5.1.3. The Township currently possesses nine urban settlement areas, two of which could be described as major communities and seven of which may be described as minor communities. The existing urban settlement areas of the Municipality are characterized as being comprised of three basic types, these being, agricultural area service centres, recreation/orientated lifestyle resort communities, and dormitory residential communities,
- 5.1.4. The settlement area of Orr Lake is seen as having minimum growth potential, the settlement areas of Minesing and Phelpston as possessing low growth potentials, and the communities of Hillsdale, Anten Mills, Snow Valley and Centre Vespra are identified as possessing medium growth potentials. It is recognized that both the major communities of Elmvale and Midhurst are preferred locations for a significant amount of the projected future growth of the Municipality due to the characteristics of these settlement areas as well

as the wide range of existing Municipal services and facilities available in these communities. It is also recognized that the Elmvale and Hillsdale communities are generally well positioned to capture a share of the future growth of the Municipality due to the present state of the existing servicing infrastructure and the amount of approved development.

- 5.1.5. Adult Lifestyle Communities comprise a unique component of the residential growth envisioned over the next 20 years in Springwater. Growth in the retirement community form of housing consisting of a variety of housing forms and densities, limited commercial, institutional, recreational and health care facilities, is anticipated during the life of the Plan. This type of development will impact the projected growth for the Township. **Given that the size and origin of demand for this specialized type of development is difficult to anticipate, the Township will assess the impacts as part of the Official Plan's five year reviews and will revise the Official Plan policies as required. [Mod. May 2/00]**

5.2. Goals

- 5.2.1. Priority in the allocation of the future projected population growth in the Township should be directed to urban settlement areas in the following order:
 - 5.2.1.1. Major communities or expansion thereto are preferred growth centres.
 - 5.2.1.2. Settlement areas or expansions thereto, which have a capacity to expand and accommodate additional growth.
 - 5.2.1.3. Rural settlement areas and generally be limited and infilling in nature.
 - 5.2.1.4. New communities: Adult Lifestyle.
 - 5.2.1.5. Rural residential development through the granting of consents shall be controlled on agricultural lands and strictly limited in rural areas to prohibit strip residential development.
 - 5.2.1.6. New areas, i.e. estate residential subdivisions.