



Lanark County

Growth Management Strategy

Presentation to County Council
November 27, 2024

Project Purpose and Scope



- A goal of the Growth Management Study is to establish growth management principles and identify opportunities and options to consider for accommodating growth within the planning horizon.
- To ensure that Lanark County continues to plan for growth efficiently over the long term, it is necessary to study the current population and economic demands and anticipated projections regarding land needs through this comprehensive study process.
- The final study will serve as a comprehensive review to inform amendments to the County's Sustainable Communities Official Plan (SCOP).
- Study Phases
 - ✓ Background Study Review
 - ✓ County-wide Growth Forecast
 - ✓ Growth Allocations
 - ✓ Land Needs and Growth Options
 - ✓ Policy Recommendations

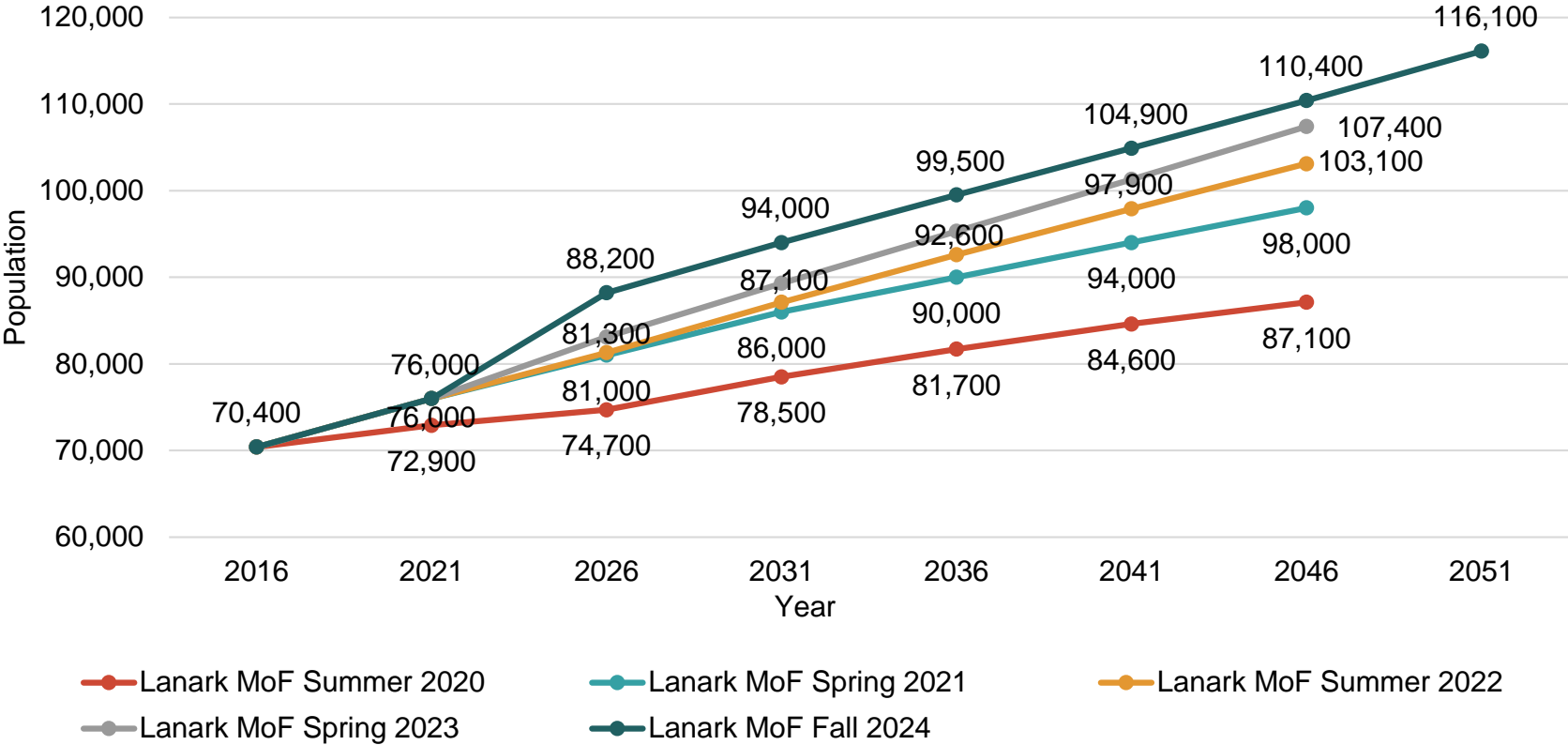
Purpose of the Growth Allocation Exercise



- Forecasting growth is not intended to constrain municipalities. It is meant as a guiding document to, in part, ensure that there is a sufficient amount of serviced urban land to accommodate long-term growth.
- These growth forecast allocations can be thought of as minimums that each municipality strives to achieve.
- Nothing is stopping a municipality from exceeding these targets.
- Growth forecasts are intended to provide our best estimate of future growth, to ensure that each municipality is adequately prepared to accommodate growth through infrastructure planning, capital plans, and urban land requirements.

Lanark County Population and Housing, Forecast, 2021 to 2051

Ministry of Finance Lanark Census Division Population Forecast Comparison, 2016 to 2046

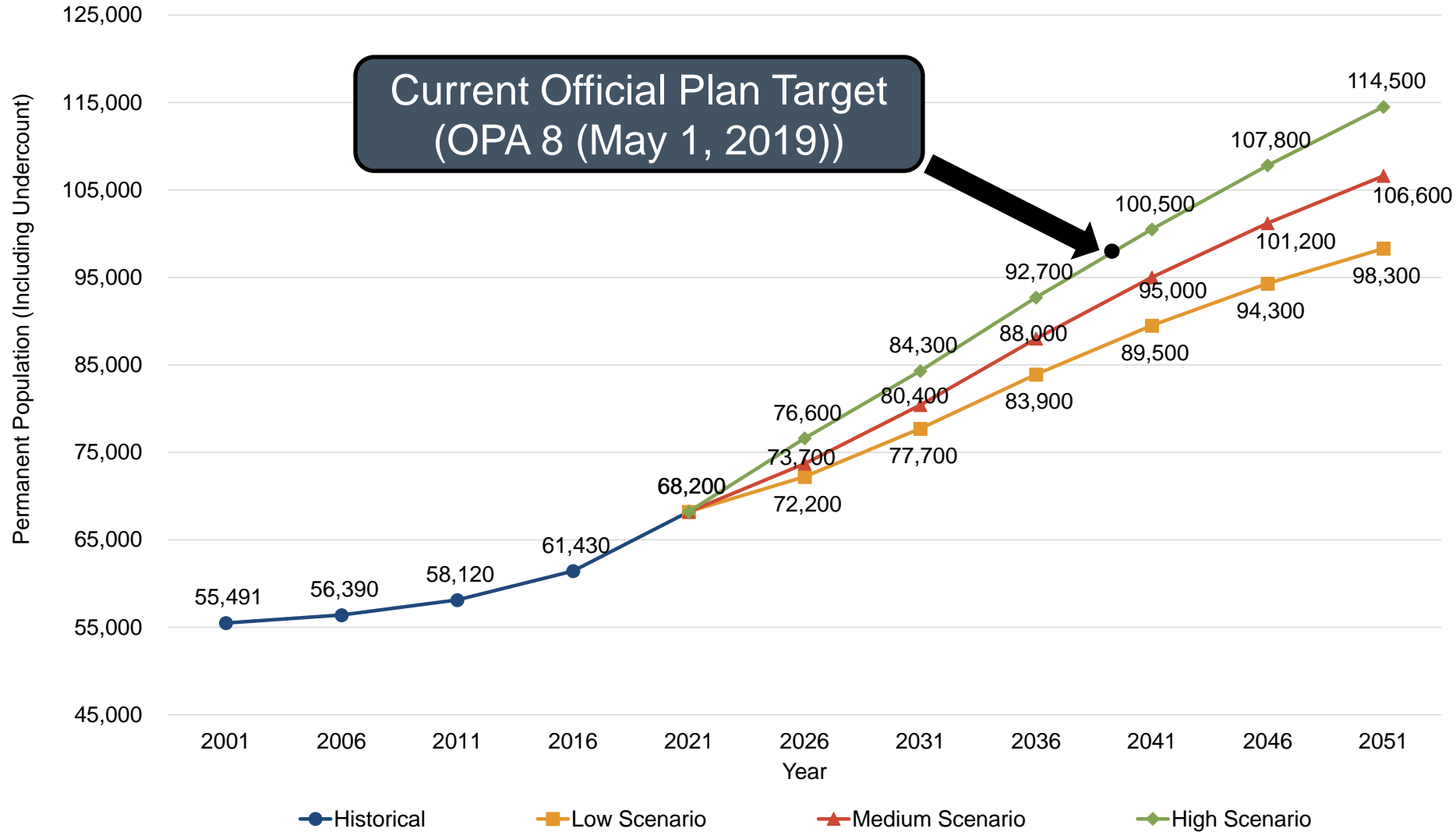


2021 to 2046

M.O.F. Summer 2020, Forecast: **14,200**

M.O.F. Fall 2024, Forecast: **34,400**

Lanark County Population Forecast Scenarios, 2021 to 2051



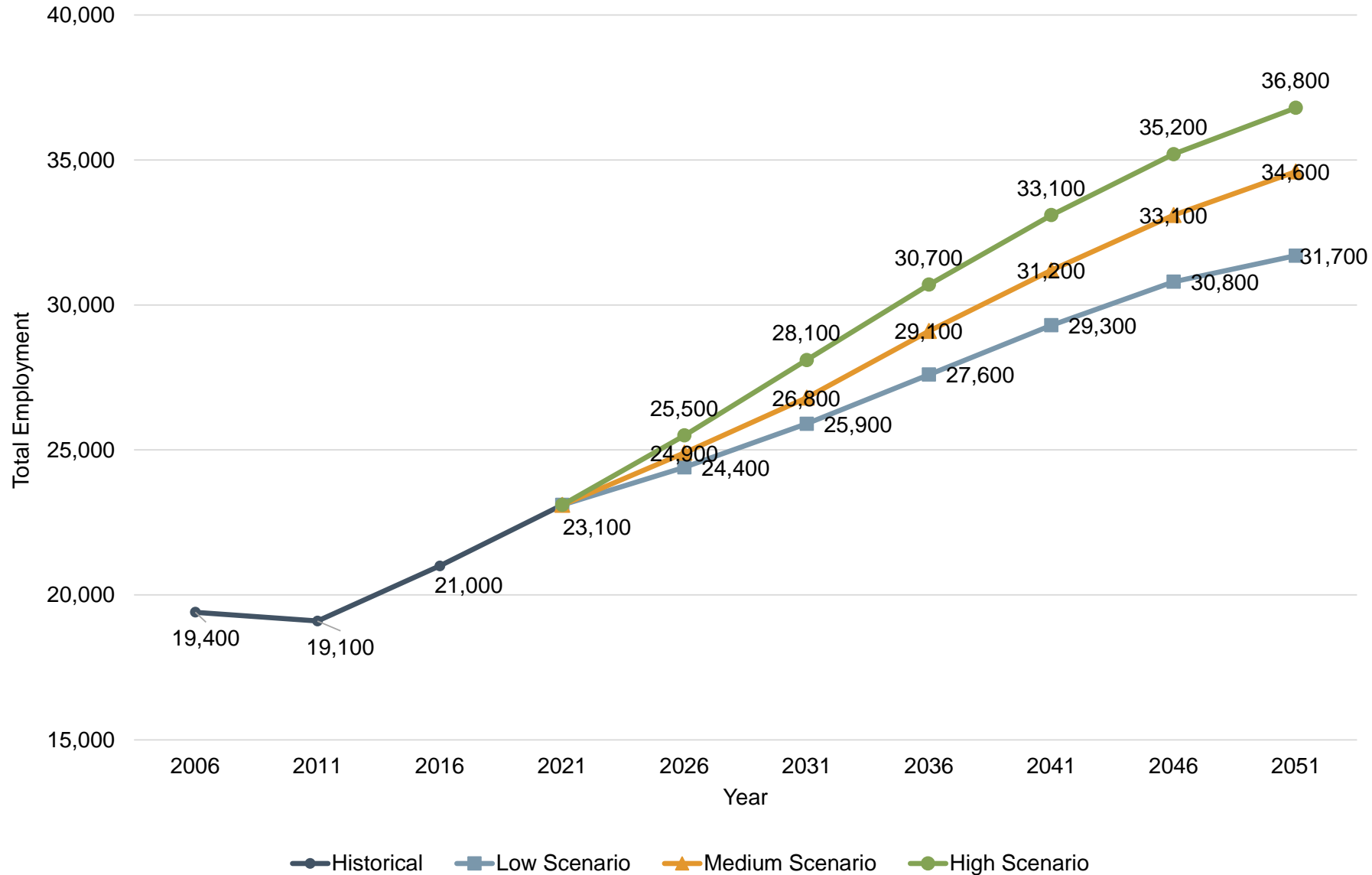
2021 to 2051 Annual Growth Rates

High Scenario:
1.7%

Medium Scenario:
1.5%

Low Scenario:
1.2%

Lanark County Employment Forecast Scenarios, 2021 to 2051



2021 to 2051 Annual Growth Rates

High Scenario:
1.6%

Medium Scenario:
1.4%

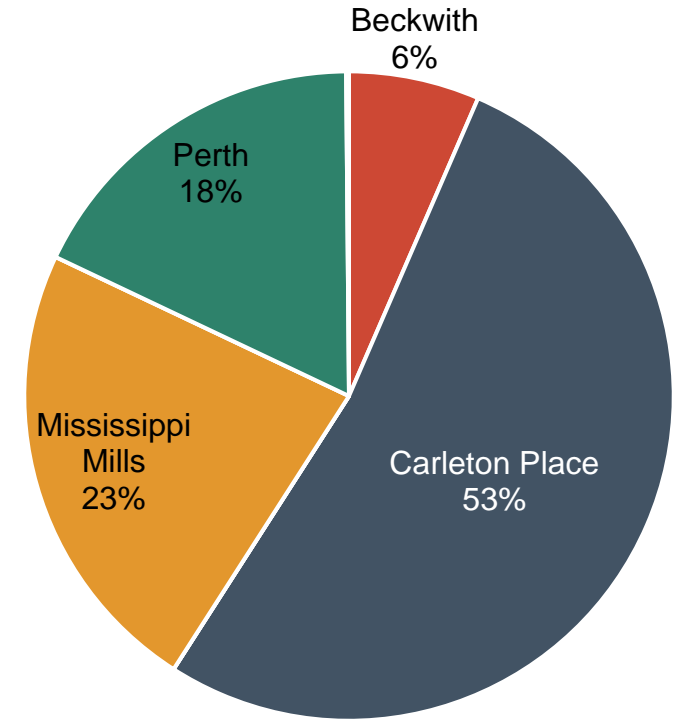
Low Scenario:
1.1%

Growth Allocations by Area Municipality

Units in the Development Approvals Process by Area Municipality (Approved, Draft Approved, and Under Review)



	Low Density ¹	Medium Density ²	High Density ³	Total
Beckwith	370	0	0	370
Carleton Place	2,040	800	130	2,970
Drummond/North Elmsley	0	0	0	0
Lanark Highlands	0	0	0	0
Mississippi Mills	690	350	260	1,300
Montague	0	0	0	0
Perth	1,000	0	0	1,000
Tay Valley	10	0	0	10
Lanark County	4,110	1,150	390	5,650



Source: Supply data from Lanark County staff, derived by Watson & Associates Economists Ltd., 2024.

¹ Low density includes single- and semi-detached units.

² Medium density includes side-by-side and back-to-back townhomes.

³ High density includes stacked townhomes, apartments, and secondary units.

Source: Supply data from Lanark County staff, derived by Watson & Associates Economists Ltd., 2024.

Lanark County Population and Housing 2021 to 2051



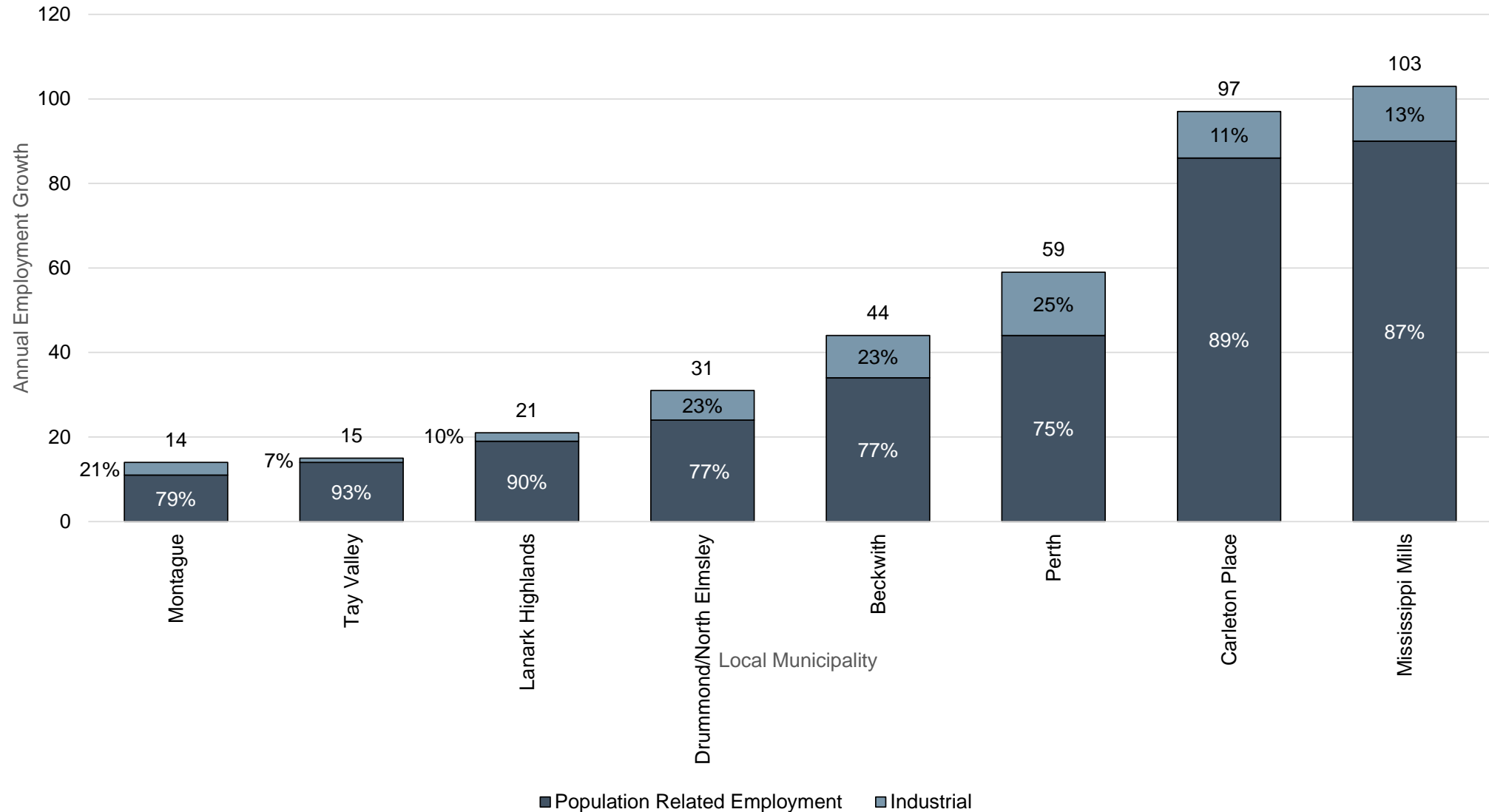
Area Municipality	Low Density ¹	Medium Density ²	Apartments and Stacked Townhomes	Secondary Units	Total Residential Units
Beckwith	1,570	60	0	80	1,710
Carleton Place	1,680	1,340	1,700	190	4,910
Drummond/North Elmsley	1,200	50	0	90	1,330
Lanark Highlands	880	40	0	70	990
Mississippi Mills	2,080	1,100	1,310	150	4,630
Montague	520	30	0	40	590
Perth	660	410	740	100	1,910
Tay Valley	740	30	0	70	840
Lanark County	9,330	3,060	3,750	790	16,910

¹ Low density includes single- and semi-detached units.

² Medium density includes side-by-side and back-to-back townhomes.

Source: Supply data from Lanark County staff, derived by Watson & Associates Economists Ltd., 2024.

Lanark County Employment Forecast by Area Municipality, 2024 to 2051

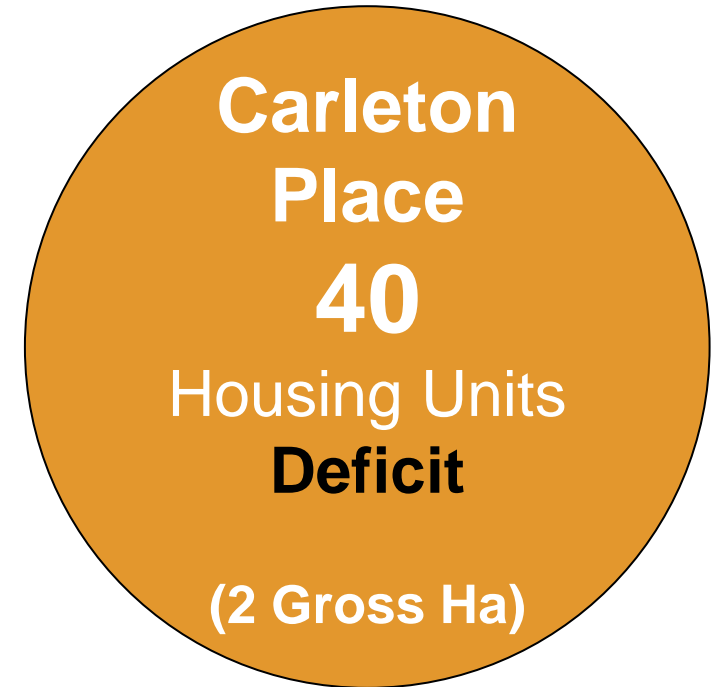
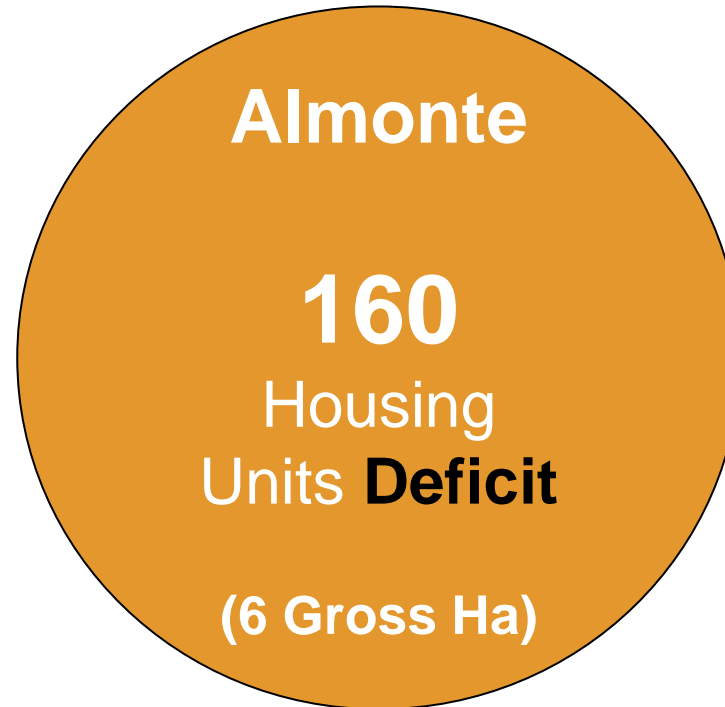
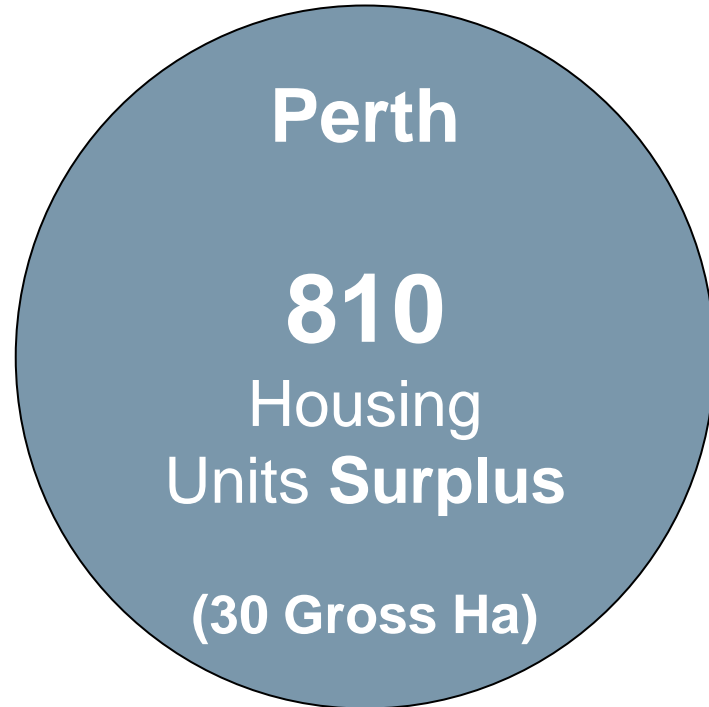


Urban Land Needs

Urban Residential Land Needs, 2024 to 2051

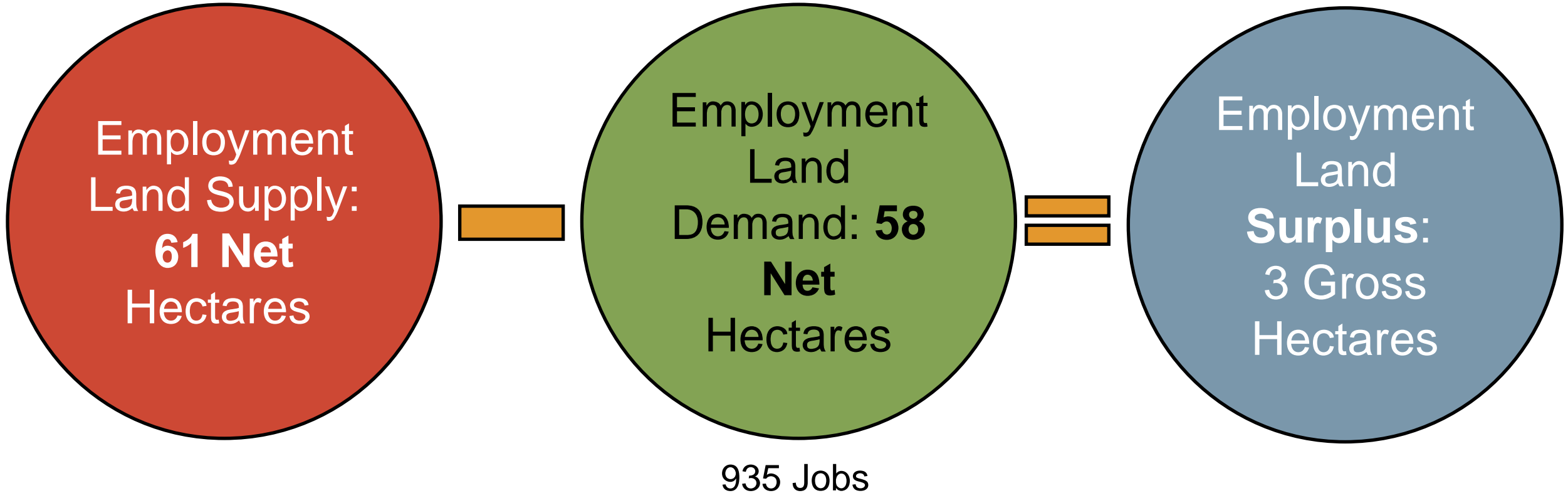


Residential Land Needs by Urban Settlement Area, 2024 to 2051



- While local municipal deficits are forecast by 2051, all municipalities are forecast to have sufficient urban land to meet the 20-year minimum requirement established in the PPS, 2024.

Lanark County Employment Area Land Needs, 2024 to 2051



Note: Figures have been rounded and may not sum correctly.

Employment Area Land Needs by Urban Settlement Area, 2024 to 2051



Policy Recommendations

Residential Policy Recommendations



- Maintain a distinct Settlement Area Structure
- Plan for Population Growth
- Update County-Wide Housing Projections
- Promote and Plan for Residential Intensification
- Responsibly Manage Municipal Servicing Infrastructure
- Develop a Robust Plan Monitoring and Evaluation Framework

Non-Residential Policy Recommendations



- Plan for Employment Uses Under a New Provincial Policy Framework
- Plan for Future Employment Area Lands Development and Strategically Plan New Employment Areas
- Protect Employment Areas
- Explore Opportunities for Intensification of urban Employment Lands
- Conduct a Commercial Land Needs Study that Specifically Addresses the County's Retail Requirements and Commercial Structure
- Identifying Employment Opportunities in the Rural Area

Next Steps

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- Engage in a consultation period to elicit feedback on the GMS draft report (December 2024 to ~February 2025)
- Summary of stakeholder feedback and finalization of the GMS report (February/March 2025)
- Final Presentation to County Council (March 2025)