


Lanark County
Major Land Use Planning Studies Consultation Guide
Aggregate Resources Master Plan (ARMP)
& Growth Management Strategy (GMS)
February 2025

INTRODUCTION:

This consultation guide is intended to provide plain language context on the ARMP and GMS. It will help you understand why the County is undertaking these studies and how they may impact you as a community member or landowner in the future.

General context on each report is provided below as well as some key takeaways, recommended report sections to review further, and questions to consider.

After reading this guide, readers should review the draft reports available on the County website here:

<p>https://tinyurl.com/3eu5m9ue</p> <p>OR</p> <p>Navigate to Lanark County Website > Doing Business > Development and Land Use Planning > Ongoing Major Studies</p>	 <p>SCAN ME</p>
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Once you have reviewed the guide and the related reports you can connect with Mike Dwyer, the Planning Manager at mdwyer@lanarkcounty.ca or 613 267 4200 x 1520.
Feedback should be submitted by March 31, 2025.

AGGREGATE RESOURCES MASTER PLAN (ARMP):

An ARMP is used to identify aggregate resources (sand and gravel and bedrock resources, such as limestone) and to make recommendations on how they can be protected from development that may negatively impact their ability to be extracted in the future.

For example, the development of a rural subdivision on or beside a significant deposit of sand and gravel, may mean an operator cannot open a pit in the future to access the sand and gravel.

Access to low-cost aggregates underpins our economy and infrastructure. Did you know that 11.5 tonnes of aggregate was extracted per person in Ontario in 2022? While we may not directly consume aggregates daily, its use is all around us - from the construction of buildings, roads and infrastructure, to consumer goods, to keeping our roads safe in the winter. Despite their wide use and importance, aggregate resources are non-renewable and are limited in their occurrence or availability as a result of local geology.

This is why protection of known resources for long-term use and future extraction is a key Provincial priority, as outlined in the Provincial Planning Statement (PPS, 2024). The County's land use planning policies and decisions must be consistent with this Provincial interest. Provincial direction on the specific location of known or assumed resources within Lanark County is provided in the Provincial Aggregate Resources Inventory of the County of Lanark Paper (ARIP 189).

The draft ARMP outlines the context of aggregates in Lanark County, including the known resources and extraction locations. It discusses the Provincial policy direction provided by the PPS 2024, the *Planning Act* and ARIP 189. It also reviews existing current Official Plan policies.

Section 7 of the ARMP is a key part of the report to review. It outlines options for the mapping of aggregate resources as well as implementing policies that will impact how development may occur in relation to aggregate resources. Please read this section and reflect on the options that you believe best balance the protection of aggregate resources with the growth and development needs of our community.

Key Questions to Consider:

- What sand and gravel resources should be designated?
- What bedrock resources should be designated?
- Are there aggregate resources not identified in ARIP 189 that should be considered for designation?
- How should the 'preclude and hinder' test be implemented for new development on, or adjacent to, aggregate resources?
- How do we best balance the wider public interest of long-term aggregate availability with community growth and property owner rights?

GROWTH MANAGEMENT STRATEGY (GMS):

Lanark County, as an upper tier level of government, is required by the province to estimate future population growth for the County and allocate that growth across the local municipalities. This policy direction is found in the Provincial Planning Statement (PPS, 2024) which is the key land use planning guidance issued by the province. All County and local municipal planning documents and decisions must be consistent with the PPS 2024 and related provincial interests.

Growth projections are typically done on a 20-to-30-year horizon. The goal is to ensure the County and local municipalities prepare for future growth by planning for adequate infrastructure, housing and employment lands. This is especially important for communities with municipal water and wastewater services ('serviced communities'), as the PPS 2024 identifies these areas as the focus of growth. While rural lands have an important role to play in accommodating the provinces' future growth, it is recognized that they are also the location of key resources such as agricultural lands and aggregate resources and important natural features and ecological services which may not be compatible with growth and development.

The draft GMS suggests that Lanark will continue to grow in terms of population. By 2051, Lanark's population is projected to be 106,600, compared to a population of 68,180 in 2021. This 'medium growth' scenario assumes an average annual population growth rate of 1.5%. Some communities and areas within Lanark are projected to grow faster, while others will grow slower. No community within Lanark is expected to decline in population.

It is anticipated that 16,930 additional residential units (housing, apartments, condominium units etc.) will be required to accommodate this population growth. Given market dynamics and local demographics it is expected that a greater share of these units will be of a medium density (townhouses) and high density (apartments and secondary units) built form versus low density (single detached and semi-detached houses). Low density built form are expected to still make up 55% of all new houses.

As noted, serviced communities are to be the focus of future growth. The GMS suggests they will host 60% of the future residential development in Lanark, while rural areas will make up the remaining 40%.

The GMS also projects future employment growth. It anticipates 10,390 jobs over the 2021-2051 period, a growth rate of 1.4%.

The primary impact of population and employment projections on land use planning policy is in determining when the boundaries of serviced communities should expand into the surrounding rural areas to accommodate growth. Based on the projections and a review of available lands within the serviced community boundaries (Almonte, Carleton Place and Perth), boundary expansions are not being recommended in the GMS at this time.

The draft GMS covers a number of topics including a regional economic and trend analysis, population, housing and employment projections for the region and by each local municipality, and a land availability assessment for the serviced communities. It also includes recommendations for future policy updates to the Lanark County Official Plan.

Key Questions to Consider:

- Are the regional economic and growth trends and drivers outlined in Chapter 2 consistent with that you would expect?
- Do you see errors or issues in the data that informs the population, housing and employment projections as well as the land availability analysis?
- Are you aware of other sources of data or information that should be considered in projecting growth for Lanark County?
- Do you have concerns with the methodology or approach to the study?