Growth Management Study
Stage 1 Update

Presentation to Council

June 4, 2025

Project Team



Project Timeline

We are here!

January – March 2025

- ✓ Background Report and Identification of Focus Areas

June 2025

- ○ Presentation to Council of Background Work Completed To-Date and Focus Areas

July – August 2025

- ○ A **Land Needs Assessment** will determine how much extra land (if any) is required for future growth
- ○ Fiscal Impact Study and Servicing Analysis of potential future lands

September – October 2025

- ○ Stakeholder Engagement and Public Meeting

October – November 2025

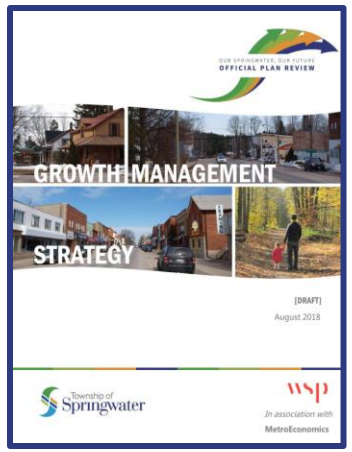
- ○ Recommendation of Growth Scenario

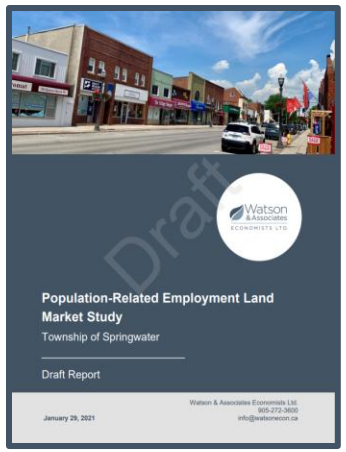
November – December 2025

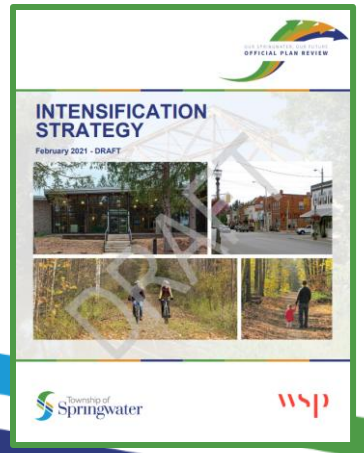
- ○ Presentation of Recommendations to Council

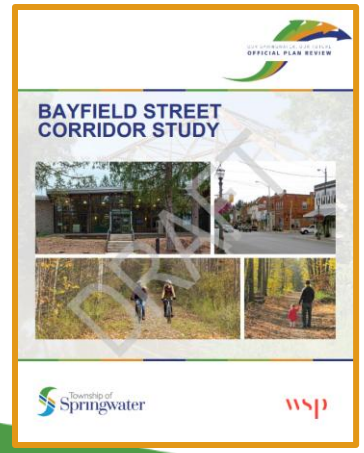
Past Growth Management Work

What has been done?









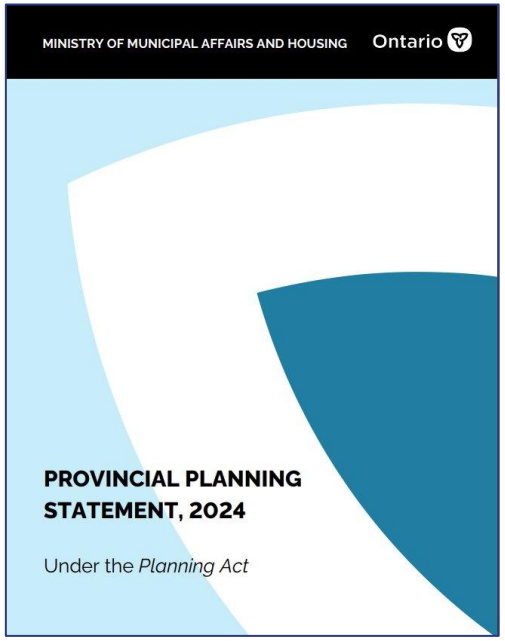
Where do we go from here?

The 2025 Growth Management Study will build on previous work and extend the growth horizon. The GMS will:

- Identify areas for potential growth that are aligned with the Township's current strategic direction
- Determine if new lands need to be added to accommodate growth beyond the current planning horizon
- Ensure that Springwater's Official Plan aligns with the most recent Provincial direction

Project Drivers

Provincial Policy Changes



- New Area of Employment Definition
- Settlement Area Boundary Expansions and Employment Land Conversions can now occur at any time as long as provincial criteria are met
- Population and employment growth forecasts will be based on Ministry of Finance projections as opposed to Growth Plan
- Planning authorities are allowed to plan beyond a 30-year horizon for infrastructure and employment lands

Project Drivers

Response to February 5th, 2025 Council Resolution

- Expansion to Midhurst Secondary Plan Area
- Succession to Provincially Significant Employment Zones
- Ultimate Treatment Facility Capacity



Response to Council Resolution C061-2025 was provided by Staff on April 16th, 2025

Background Report

Key Directions

Existing Growth Forecasts

- SCOPA 7 forecasts that Springwater will grow by **10,170 people** and **2,490 jobs** to **2051**
- Previous forecasts produced by the Township:
  - 2018 Growth Management Strategy
  - 2021 Fiscal Impact Assessment
  - 2023 DC Background Study

Residential Land Needs

Ongoing evaluation of residential growth and land needs, with priority review of Focused Study Area 1



Employment Land Needs

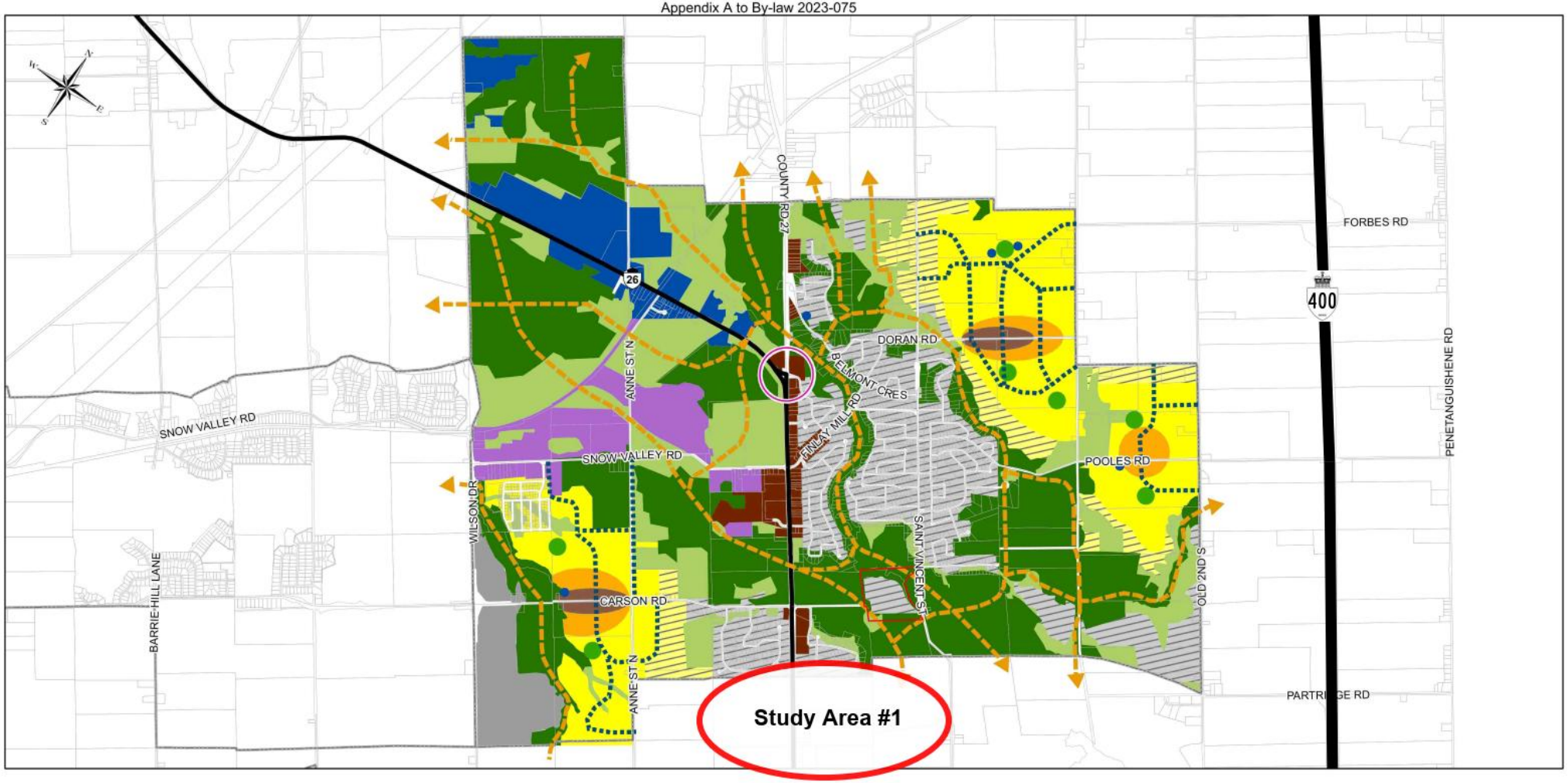
Ongoing evaluation of employment growth and employment land base, with a priority review of Focused Study Area 2



If more land is needed...

Where will we grow?

Appendix A to By-law 2023-075



Township of Springwater

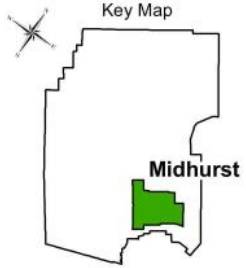
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Legend

- Administration
- Midhurst Low Density Residential
- Midhurst Medium Density Residential
- Midhurst High Density Residential
- Midhurst Transition Residential
- Midhurst Village
- Future Intersection Improvements
- Commercial/Mixed Use
- Employment
- Natural Heritage (Environmental Protection Category 1)
- Natural Heritage (Environmental Protection Category 2)
- Future Development Potential
- Park
- School / Institutional
- Property Parcel
- 980 St. Vincent Street Property Line
- Settlement Area Boundary
- Primary Roads
- Expressway / Highway
- Potential Primary Road
- Environmental Connections / Potential Trails

Key Map



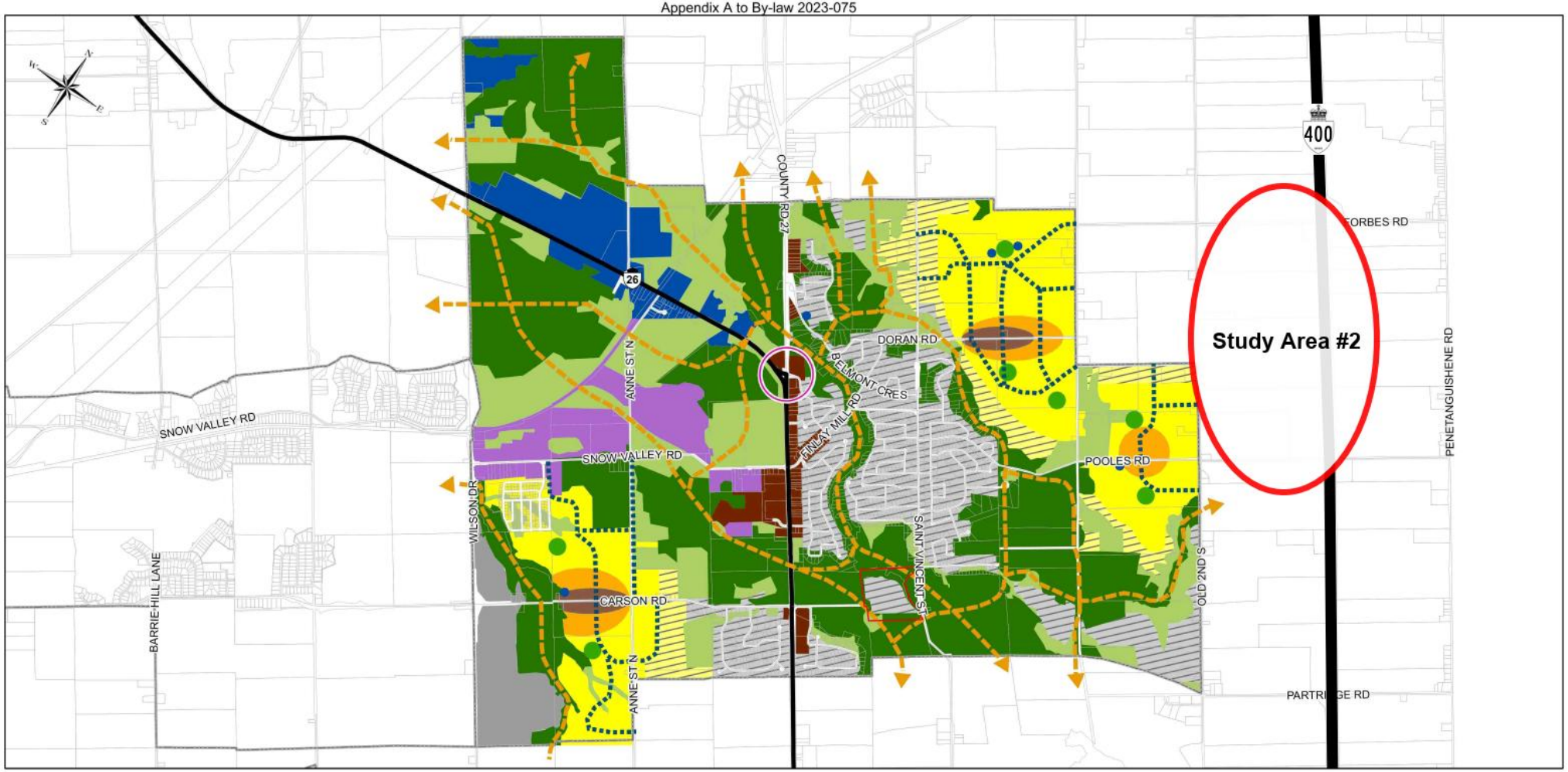
Schedule 'A-8'

MIDHURST

Settlement Area Secondary Plan

Date: June 2023
Base Map Sources: Township of Springwater; Land Information Ontario (MNRF) 2022

Appendix A to By-law 2023-075



Township of Springwater

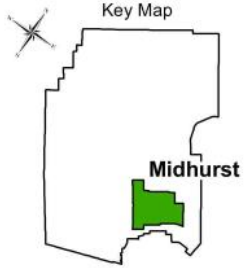
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Key Map



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MIDHURST

Settlement Area Secondary Plan

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Next Steps

(1) Study Areas will be evaluated against Provincial criteria and mapping related to:
- Protection of prime agricultural areas
- Provincial and Regional natural heritage system mapping
- Minimum distance separation formulae

(2) The residential and employment land needs assessment will determine if there is a justifiable need to expand settlement area boundaries within the current 2051 planning horizon
- Employment lands can be planned beyond a 30-year horizon

(3) Servicing constraints and potential solutions will be considered in greater detail