



Discussion Paper

Growth Management and Settlement Areas

Population and employment growth is directed to Settlement Areas, where the creation of attractive, vibrant, complete, healthy communities can be supported by a range and mix of land uses, public service facilities and infrastructure. Secondary Plans articulate a vision of traditional small-town mixed-use development that is oriented to the pedestrian scale.

Provincial Policy

The Provincial Policy Statement (PPS) and the Growth Plan for Northern Ontario provide direction on specific issues. The Township Official Plan must conform to the PPS which sets out the following policies:



Identification

Identify appropriate locations and promote opportunities for intensification and redevelopment, and where this can be accommodated taking into account existing building stock and the availability of suitable infrastructure and public service facilities.

Intensification

Promote development standards which facilitate

intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

New development is to have a compact form and a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Rural Areas

Development outside of settlement areas may be permitted for the management or use of resources, or resource-based recreational uses that are in keeping with the scale and character of the resource.

Current Township Policies

Section A of the Official Plan sets out the goals of the Settlement Areas (A.2.4.) in Seguin Township. "It is the goal of this Plan to protect and enhance the character of existing Settlement Areas and to maintain them as diverse, liveable, safe, thriving and attractive communities (Section A.2.4)."

Section C of the Official Plan states the general policies of the Settlement System:

The Township's Settlement System represents lands that support the most concentrated levels of human activity in the Township. This Plan is based on the principle that human activities related to living areas, Employment Areas, and major recreational areas should be directed primarily to existing communities or identified locations that will accommodate future growth and development in a sustainable manner.

The Settlement System in the Township of Seguin is included within the following designations:

- Settlement Area
- Employment Area
- Airport Employment Area
- Major Open Space Area
- Northwest Seguin Development Policy Area 1 and 2 Overlay
- Waste Disposal Assessment Area Overlay

It is the intent of this Plan to direct the majority of new growth and development to the Settlement System (Section C.2).



What changes would you like to see?

Your opinion matters! Visit the [Official Plan Website](#) to give your input on what changes you would like to see by answering the questions below on the [forum](#) or [private comment](#).

1. Do you think that the current Official Plan policies supporting rural character are working?
2. What changes might be required to the policies to support flexibility in rural areas?
3. Do you think the Township has enough, too little or too much growth?
4. Where do you think new growth should be directed?
5. Is there an adequate mix of uses (e.g. residential, commercial, employment) in Seguin's settlement areas?
6. Where and how do you think intensification occur? Are there locations where this should be supported or restricted?
7. Please provide any other comments you may have for consideration in the development of new policies.