



# SMITHS FALLS

RISE AT THE FALLS

## Report # 2025-022

To: Mayor and Council

From: Karl Grenke, Manager of Development Services

Date: March 13, 2025

Committee of the Whole Date: March 17, 2025

Title: Settlement Area Boundary Expansion and Strategic Opportunity Areas

For Direction

For Information

For Adoption

Attachments: 30 Pages

**Recommendation:** THAT Council give in-principle support to the settlement area boundary expansion framework and preliminary land use planning framework for the four strategic opportunity areas, as indicated in the attached technical brief.

**Purpose:** This report presents and seeks Council’s direction on a preliminary approach to expanding the Town’s urban settlement area to accommodate anticipated growth as well as a planning framework for the four strategic opportunity areas being assessed as part of the Official Plan project.

**Background:** In May 2024, Council awarded a contract to Dillon Consulting Limited to guide the development of the Town’s new Official Plan. The new Official Plan would repeal and replace the 2014 Official Plan and position the Town to accommodate an additional 1,400 new residential units as well as new employment lands, as forecast in the 2023 Land Needs Study. Taking into account that existing designated land would absorb some of this growth through intensification, the Study determined that the Town still needs to identify and designate new greenfield land to accommodate development over a 25-year period:

- 37 gross hectares (93 acres) for residential development
- 13.7 gross hectares (33 acres) for institutional development.
- 3-13 gross hectares (13-32 acres) for employment (industrial) development, depending on the anticipated intensity of the use.

Ample land already exists to meet anticipated commercial development needs over the planning horizon and as such we do not need to designate new land for that purpose.

The new Official Plan will define where this growth will go, and what it will look like.

The 2024 Provincial Planning Statement (PPS) includes changes that allow some flexibility in terms of long-range growth forecasting, which may allow for final mapping that does not exactly match the numbers above.

While the scope of the Official Plan will look at all lands currently within the municipal boundaries of the Town of Smiths Falls, some lands at the south end of the Town are within

"development reserves" which would not be developed until the lands are needed. In short, this is to ensure that development first makes use of existing infrastructure, is well planned, and minimizes sprawl into natural areas or prime agricultural lands. Within the meaning of the PPS, these development reserves are outside of the Town's "Settlement Area" boundary, and the PPS identifies several land use criteria that need to be satisfied in order to support an expansion of that boundary. The development of a new Official Plan presents an opportunity to do this.

While the Town of Smiths Falls has a limited number of directions to grow its settlement area boundary within its municipal borders, a technical assessment of the available options will objectively inform Council's ultimate decisions and facilitate Ministry of Municipal Affairs and Housing approval of the Plan.

This report presents an initial recommendation on the expansion of the Town's settlement area boundary to accommodate new residential and employment development at the far end of Lorne Street and on part of the Gallipeau Centre lands. In coming to these recommendations, the report assesses surrounding land uses (both in Smiths Falls and Montague), functional barriers such as the Hydro corridor, the potential for future transportation connections, logical phasing and providing opportunity for further growth beyond this horizon. Concurrently, the report also presents a preliminary land use framework for the four strategic opportunity areas that are a topic of focus in the new Official Plan, which include these areas as well as two other underdeveloped sites within the current settlement boundary - Mazie and Cornelia corridor and Ferguson and Ferrara open space.

The framework presented in the attached report was informed by an assessment of updated mapping from review and partner agencies, servicing mapping from the Town, preliminary consideration of transportation in conjunction with the Transportation Master Plan and consultation with Town staff. Dillon and Town staff have also spoken to property owners within the opportunity areas advising of this work to seek information and feedback. The attached report also considers feedback received from a small number of property owners within these areas.

**Analysis and Options:** Staff recommend that Council accepts the recommendations contained in the attached technical brief to serve as a baseline, which will facilitate the technical work moving forward. The land use framework and proposed policy approach are high level at this time and will be subject to further refinement and potential change as the OP process unfolds. It may also be adjusted as further feedback is received from property owners within the opportunity areas. While there will be formal in-person consultation events upcoming in the spring and the fall as the draft Official Plan takes shape, staff anticipate and welcome input on an ongoing basis.

Once complete and approved, the Official Plan will articulate Council's vision for how the Town will incorporate the forecasted growth, and it is anticipated that a very large proportion of this growth will occur in the four strategic opportunity areas. The Plan will identify the appropriate land use(s) for each of those areas, articulate their relationship and connectivity to surrounding neighbourhoods and may include area-specific policies to guide a thoughtful and well planned development.

At this stage, work is underway on a first draft of the Official Plan and it is anticipated that this will be made available for public comment in mid-spring. Town staff and the consulting

team have also engaged the Ministry of Municipal Affairs and Housing and will continue to do so at key touchpoints of this project in order to ensure alignment with Provincial interests, which will enable faster Ministry approval when the time comes. Once Council's direction is received regarding the settlement area boundary expansion and the strategic opportunity areas, the staff reports and accompanying information will be shared with Ministry staff for feedback.

**Options for Council's consideration:**

- 1. Endorse the settlement area boundary expansion framework and preliminary land use planning framework for the four strategic opportunity areas, as indicated in the attached technical brief. (recommended)**
- 2. Amend the settlement area boundary framework and/or preliminary land use planning framework for the opportunity areas to better align with Council's expectations for the new Official Plan (as directed by Council).**

**Budget/Financial Implications:** N/A

**Link to Strategic Plan:** The Official Plan project relates to initiatives in all six Strategic Priorities identified in Council's 2023-26 Strategic Plan.

**Existing Policy:** Official Plan; Provincial Planning Statement

**Consultations:** Project Consultants (Dillon); Project Steering Committee

**Attachments:** Smiths Falls Boundary Expansion Technical Brief

**Notes/Action (space for Council Member's notes):**

Respectfully Submitted:

*Original Signed By:*

Karl Grenke RPP, MCIP  
Manager of Development Services

Approved for agenda by CAO:

*Original Signed By:*

Malcolm Morris, CMO  
Chief Administrative Officer

# Memo



**To:** Karl Grenke, Smiths Falls  
**From:** Rory Baksh, MCIP, RPP; Kadence Bunke  
**Date:** March 6, 2025  
**Subject:** **Smiths Falls Boundary Expansion Technical Brief**  
**Our File:** 24-8444

## 1.0

# Introduction and Background

In response to the evolving needs of the community and building on our previous work in Land Needs Assessment, this technical brief outlines our approach to identifying recommended changes to the urban boundary to accommodate forecasted growth. Guided by the Planning Act and the Provincial Planning Statement (PPS 2024), the boundary expansion must meet the “policy tests” listed below and consider logical parcel and lot fabric. Our process involves collaboration with municipal staff to confirm the revised urban boundaries through detailed mapping and visual verification. This brief provides an analysis of the reshaping of the settlement boundary, the land uses to be accommodated, and an assessment of the merits against the policy tests.

The Land Needs Analysis completed for Smiths Falls by Dillon Consulting in 2023 detailed the following:

- Residential – forecast exceeds the current vacant unit supply potential amounting to the need for approximately **37 gross hectares or 93 acres of additional land**.
- Institutional – forecast growth exceeds the amount of vacant land available amounting to the need for approximately **13.7 gross hectares or 33 acres of land**.
- Employment (Industrial) – the forecast growth exceeds the current vacant land supply (which is extremely limited) amounting to a need for between **3 and 13 gross hectares of land** depending upon the density applied to the analysis. In any event, the current serviced land supply will struggle to accommodate demand over the forecast horizon.

The Commercial Land needs analysis conducted by UrbanMetrics indicated that there is an ample supply of lands to accommodate commercial future growth, including a significant amount of vacant space that is in relatively poor condition.

## 1.1

# Planning Act

The Planning Act in Ontario provides a framework for land use planning and development, including the expansion of settlement area boundaries within municipalities. While the Act itself does not detail specific criteria for boundary expansions, it establishes the authority and process for municipalities to amend their official plans, which may include changes to settlement area boundaries.

Key aspects related to boundary expansions typically involve:

1. **Official Plan Amendments:** Municipalities must amend their official plans to expand settlement area boundaries. This process requires public consultation and must be consistent with provincial policies and plans.
2. **Provincial Planning Statement (PPS 2024):** see below.
3. **Approval Process:** Boundary expansions typically require approval from the Ministry of Municipal Affairs and Housing, depending on the local governance structure.

## 2.0 Policy Tests for the Boundary Expansion

### 2.1 Provincial Planning Statement (PPS 2024)

The policies for settlement areas emphasize focusing growth and development within these areas, particularly in strategic growth areas like major transit stations<sup>1</sup>. Land use should promote efficient use of land and resources, optimize infrastructure, support active and transit-friendly transportation, and accommodate freight. Planning authorities are tasked with encouraging intensification and redevelopment to create complete communities by offering diverse housing options and prioritizing infrastructure investment. They should set minimum intensification targets and are encouraged to establish density targets. Additionally, phasing policies should be implemented to ensure orderly development aligned with infrastructure provision.

The 2024 PPS policy tests for settlement area boundary expansions are as follows:

#### *"2.3.2 New Settlement Areas and Settlement Area Boundary Expansions*

*1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:*

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities; c) whether the applicable lands comprise specialty crop areas;*
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;*
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*

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<sup>1</sup> The VIA Rail Station located in Smiths Falls is considered a Major Transit Station Area in this context.

*g) the new or expanded settlement area provides for the phased progression of urban development.”*

## 2.2 Smiths Falls Current Official Plan

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The Official Plan’s policy tests for settlement area boundary expansions are as follows:

**Fiscally Sustainable Land Use (FS-3.4)** Maintain the urban settlement area boundaries where services and facilities provided by the Town and other public agencies are generally available, and where urban development requiring such services should be located. Expansion should only be allowed at the time of a comprehensive review in accordance with Section 1.1.3.8 of the PPS 2014<sup>2</sup>.

**Land Use Compatibility (LU-9.1)** Encourage industrial suppliers/service business retention and expansion in appropriate areas of the Town.

## 3.0 Boundary Expansion Options

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As discussed in further detail in the 2023 Lands Needs Assessment, Smiths Falls has many hectares of land already designated for development. Additionally, it should be noted that the municipality is constrained due to the extent of its municipal boundary and lands already designated, leaving only a few logical options to consider for new greenfield residential and non-residential development. These options are:

- **Option 1: Lands North of Lorne; or,**
- **Option 2: Lands South of Lorne; and/or**
- **Option 3: Lands South of Lorne, North of Gallipeau Centre.**

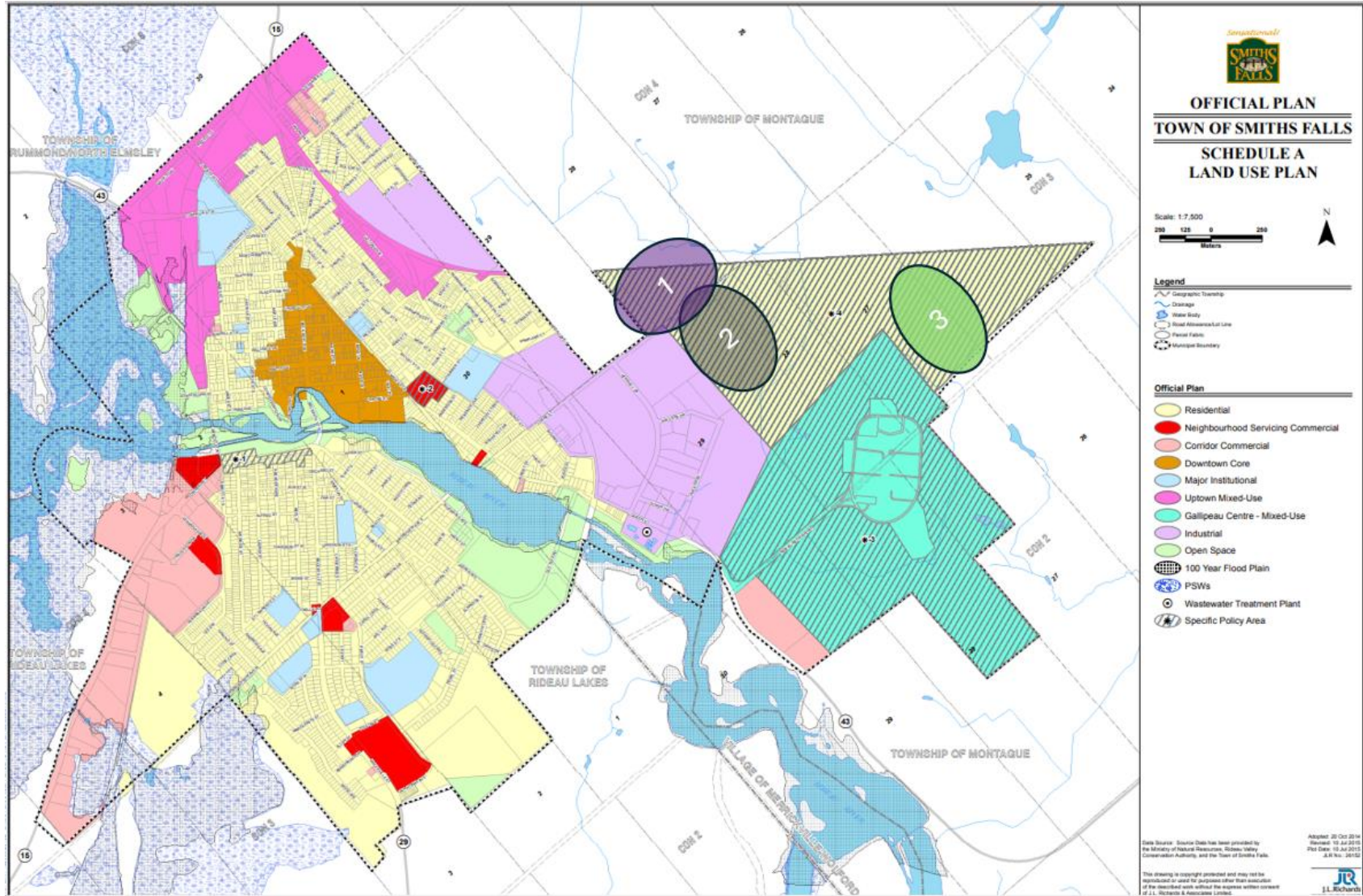
These options are illustrated on the following **Figure 1**, characterized/analyzed in the following subsections of this Technical Brief, and then recommendations are made in **Section 4.1 and Section 4.2**.

In addition to these options, there is a separate **phasing-in option for the Gallipeau Centre** lands that is handled separately in this Technical Brief; please refer to **Section 4.3**.

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<sup>2</sup> As this is an existing policy in the current Official Plan to be updated through this process; PPS 2024 policy 2.3.2.1 indicated above is applicable.

Figure 1: Map of Boundary Expansion Options



## Characterization of Option 1: Lands North of Lorne

Characterization	Commentary
Location and Adjacent Roadways	Bounded by the rail line, Lorne Street, and the municipal boundary lying one block east of Lila Street.
Land Area	Approximately 12 ha
Existing Uses	This area is vacant, except for 3 small developments accessed from the north side of Lorne Street. Urban cross sections missing on Lorne Street.
Adjacent OP and Zoning	Adjacent to Township of Montague to the North, East, and West. <b>Official Plan:</b> Residential, Special Policy Area, Industrial <b>Zoning:</b> Residential Type 1, Light Industrial
Adjacent Uses	Rail to the North/East, Industrial/Rural to the South, Residential to the East
Natural Heritage Features	Within the RVCA Catchment, no natural features present.
Potential Uses	Employment or Residential
Development Type and Potential	Given the proximity to the rail line, which may be a nuisance to residential uses but compatible with <b>employment</b> uses, the lands may be suitable for employment uses.  There is potential to encourage low and medium density <b>residential</b> in this area as an extension of the residential enclave that is within Montague Township; this would facilitate pedestrian connections with the existing residential development.
Servicing Potential	Connections for both municipal sanitary and water directly east of the site along Lorne Street.



## Characterization of Option 2: Lands South of Lorne

Characterization	Commentary
Location and Adjacent Roadways	Bound by Lorne to the North, hydro corridor to the South, industrial lands to the East.
Site Size	Not specific – can be sized to suit
Existing Uses	Predominately vacant
Adjacent OP and Zoning	<b>Official Plan:</b> Industrial, Gallipeau Centre - Mixed-Use <b>Zoning:</b> Light Industrial, General Industrial, Residential Type 1, Future Development
Adjacent Uses	Industrial to the East, Gallipeau Centre lands to the South
Natural Heritage Features	Within RVCA Catchment, Significant Ecological Area and Significant Woodland located directly to the West of the site.
Potential Uses	Employment or Residential
Development Type and Potential	<p>These lands are well-suited to <b>employment</b> development, as these lands are directly abutting existing industrial lands. The existing industrial uses may be a nuisance for residential development, and adding residential uses in the immediate vicinity could deter future industrial development.</p> <p>The Town's location options for <b>residential</b> development are limited and residential could be developed in this location to somewhat complement the existing residential in Montague Township on the north side of Lorne Street.</p>
Servicing Potential	Connections for both sanitary and water directly east of the site, from the current industrial lands.

## Characterization of Option 3: Lands South of Lorne, North of Gallipeau Centre

Characterization	Commentary
Location and Adjacent Roadways	Municipal Boundary to the North and South, vacant residential lands (special policy area) to the East and West.
Site Size	Not specific – can be sized to suit
Existing Uses	Vacant land and agricultural.
Adjacent OP and Zoning	Adjacent to Township of Montague to the North and South. <b>Official Plan:</b> Residential <b>Zoning:</b> Residential Type 1
Adjacent Uses	Predominantly surrounded by vacant land, with some agricultural uses.
Natural Heritage Features	Within RVCA Catchment, Significant Ecological Area and Significant Wetland contained within the site.
Potential Uses	Residential
Development Type and Potential	To avoid nuisance from nearby existing industrial, and to allow space for industrial uses to expand, a new <b>residential</b> area could be accommodated at the far east end of Lorne Street. Development could extend southwards, but then crossings would be required through the hydro corridor for development to continue in a southerly direction.  If future development is to occur on the Gallipeau Centre lands, there may be the potential for more detailed/coordinated planning of both areas simultaneously.
Servicing Potential	Sanitary and Water connections would need to be extended from the industrial lands to the East.

## Analysis of Boundary Expansion Options against the Policy Tests<sup>3</sup>

Policy Tests	Option 1: North of Lorne	Option 2: South of Lorne	Option 3: South of Lorne
<p><b>Provincial Policy Statement, Section 2.3.2.1</b></p> <p>In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:</p>			
a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;	Land need is justified through the preceding Land Needs Assessment (2023)	Land need is justified through the preceding Land Needs Assessment (2023)	Land need is justified through the preceding Land Needs Assessment (2023)
b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;	Infrastructure connections within close proximity	Infrastructure connections within close proximity	Infrastructure connections would need to be extended to reach the site
c) whether the applicable lands comprise specialty crop areas;	No specialty crop areas identified	No specialty crop areas identified	No specialty crop areas identified
d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;	No Prime Agricultural Areas identified	No Prime Agricultural Areas identified	No Prime Agricultural Areas identified
e) whether the new or expanded settlement area complies with the minimum distance separation formulae;	Not applicable as there are no immediate identified livestock facilities (based on desktop analysis)	Not applicable as there are no immediate identified livestock facilities (based on desktop analysis)	Not applicable as there are no immediate identified livestock facilities (based on desktop analysis)

<sup>3</sup> Subject to revision in the future. For the time-being, the Gallipeau Centre lands have not been included in this boundary expansion test because they are already developed and fall under the PPS definition of “intensification”.

<b>Policy Tests</b>	<b>Option 1: North of Lorne</b>	<b>Option 2: South of Lorne</b>	<b>Option 3: South of Lorne</b>
f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and,	Not applicable as it is not currently Prime Agricultural land.	Not applicable as it is not currently Prime Agricultural land.	Not applicable as it is not currently Prime Agricultural land.
g) the new or expanded settlement area provides for the phased progression of urban development.	Yes	Yes	Yes <sup>4</sup>
<b>Official Plan</b>			
Fiscally Sustainable Land Use (FS-3.4): Maintain the urban settlement area boundaries where services and facilities provided by the Town and other public agencies are generally available, and where urban development requiring such services should be located.	Location has merit based on proximity to servicing connections along Lorne Street.	Location has merit based on proximity to servicing connections in proximity to Walker Road.	Servicing would need to be extended from Lorne Street or Walker Road.
Land Use Compatibility (LU-9.1): Encourage industrial suppliers/service business retention and expansion in appropriate areas of the Town.	Although there are light industrial uses to the south, employment uses here could conflict with residential to the west, which might deter development of these lands for employment uses.	Employment uses here would fit with the existing industrial uses to the east.	Possible for either employment or residential. These lands are not located adjacent to existing employment uses, so nuisances can be avoided; this makes them better suited for residential development.

<sup>4</sup> The answer is a “yes” when the Gallipeau Centre lands are treated as “intensification” as defined by the PPS.

## Discussion and Recommended Boundary Options

### Recommended Boundary Option for Residential Expansion

There are benefits and constraints to considering each of the three options for residential expansion. Option 1 could serve as an extension of the residential enclave within the Township of Montague. There is the potential to encourage low and medium density residential in this area, and it would facilitate pedestrian connections with the existing residential development. Conversely, this parcel, at approximately 12 hectares, is too small for the identified need of 37 gross hectares of residential land but is a near perfect fit for the employment land needs. Additionally, the proximity to the rail line may be a nuisance for residential purposes. However, residential development, if it were to take place on Option 1 lands, would be on the other side of the street from employment uses, so the street would act as a de facto buffer.

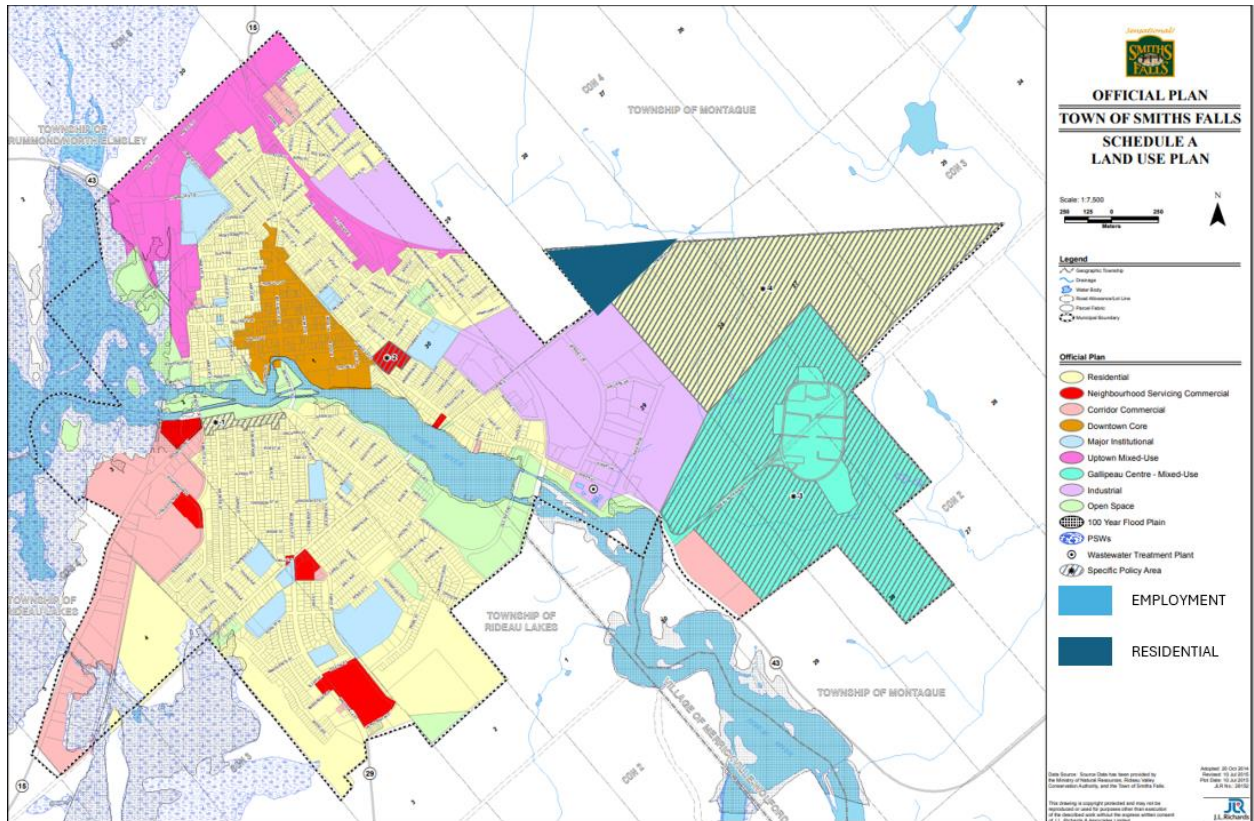
Option 2 can be more appropriately sized to accommodate the identified residential needs. Pragmatically, the hydro corridor will serve as the southern boundary for any residential development, until it becomes necessary to extend roads/servicing through the corridor which is costly. The concern still exists about nuisance to residential from abutting industrial development, and conversely, residential development deterring the ability of existing industrial uses to expand (and/or new industrial uses to locate nearby).

Option 3 can also be sized as appropriate to suit the scale of future growth. At the far east end of Lorne Street, residential uses would not experience nuisances from industrial development, nor would they deter future industrial development. Residential would have to be made compatible if in proximity to the rail line. The most substantial constraint is servicing – because the Option 3 area is not in close proximity to servicing, therefore costly sanitary and water line extensions would need to be reach this location and enable development.

**Of the three options identified, Option 1 at 12 gross hectares is the most suitable for residential expansion due to its proximity to the existing residential development in the Township of Montague, and the ease of servicing the site. Please see Figure 2 illustrating this recommendation.**

**As this area alone does not meet the residential land requirements, it is recommended that long-term residential development be located on the Gallipeau Centre Lands; refer to Section 4.3 for further discussion.**

Figure 2: Map of Recommended Boundary Expansion – Residential Land Use



## 4.2 Recommended Boundary Option for Employment Expansion

Options 1 and 2 both have characteristics that make them suitable to become employment lands, as they are either adjacent to potential nuisance uses (the rail line) or existing industrial lands.

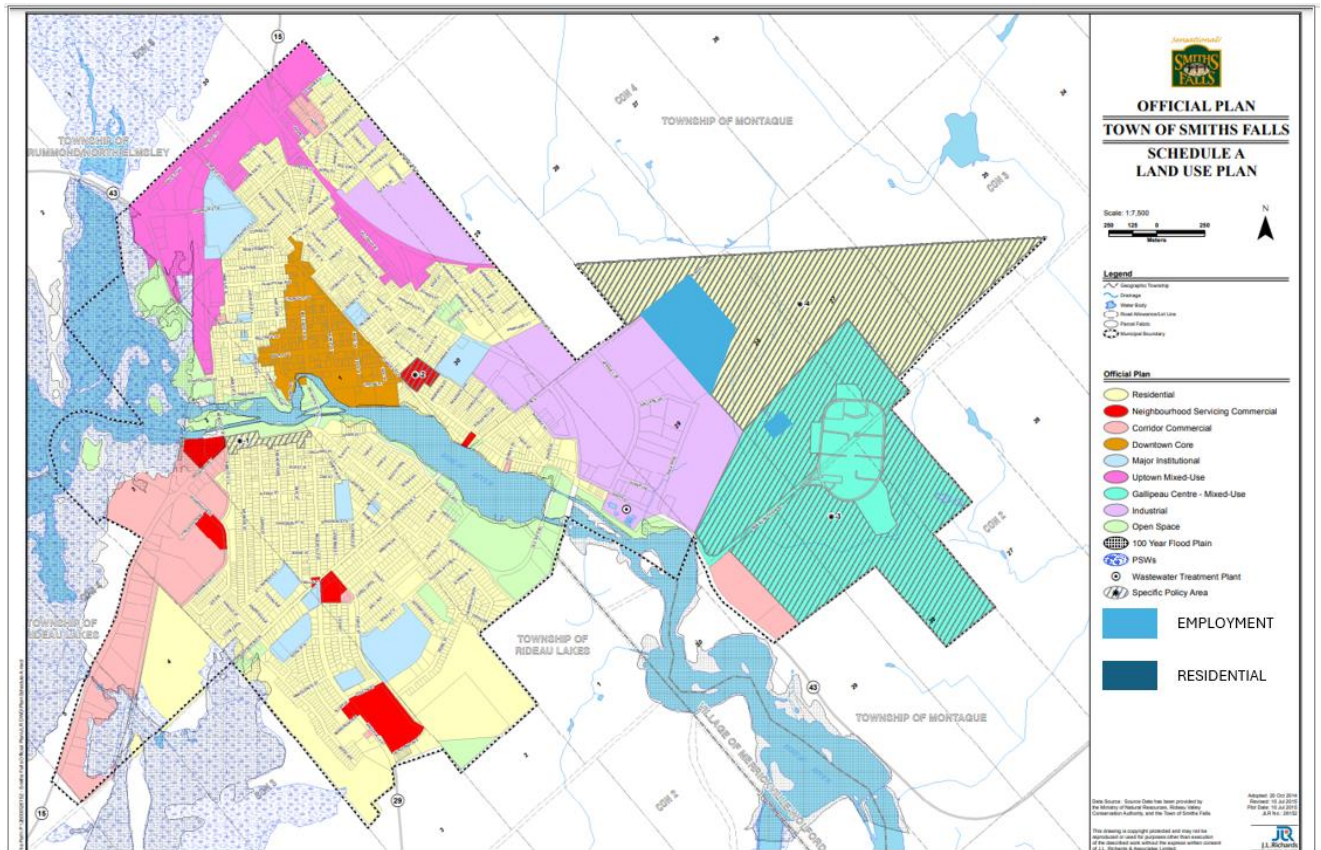
Option 1 is the necessary size to meet employment land needs and is adjacent to existing employment lands. However, the proximity to the Township of Montague residential lands might present a conflict between land uses, depending on the nature of the future employment use. This proximity also means this site is well-positioned to partially meet the identified residential land needs.

Option 2 is located directly beside existing industrial lands, including the former Hershey factory/Canopy operation. The size of the site would more than accommodate the identified employment land needs, and the existing sanitary sewer and water connections off Walker Road could be extended to service the site. There is a contiguous wooded area to the east of the Canopy operation; however, it is not identified as significant in the existing Official Plan mapping, nor in the Province's Natural Heritage Feature mapping, so the area is understood to be unconstrained for development in terms of natural heritage.

Option 3's distance from the existing industrial / employment lands, as well as the lack of servicing, do not make it an ideal site for employment expansion.

Based on this analysis, Option 2 is the recommended area for employment expansion. 13 gross hectares of employment land, in accordance with the recommendation of the Land Needs Assessment, is accommodated in this location. Please see Figure 3 illustrating this recommendation.

Figure 3: Map of Recommended Boundary Expansion – Employment



#### 4.3

### Additional Phasing-In Option for the Gallipeau Centre Lands

Additional lands are needed to accommodate all the required residential and institutional land noted in the Land Needs Assessment that cannot otherwise be accommodated by Option 1. For many years, we understand there has been a desire to further develop the Gallipeau Centre Lands. However, the lands currently have a heritage conservation easement on them which is granted to the Ontario Heritage Trust. Development of the Gallipeau Centre Lands is therefore restricted until the Ontario Heritage Trust relaxes or removes the easement or is satisfied that a proposed development is fully compatible.

In the fall of 2024, Council passed a resolution asking the Province to remove the conservation easement from the property. We understand that Council’s resolution has been forwarded to the Ministry; however, the timing for any change to the heritage easement is uncertain.

Also, a hindrance to development is a unique municipal tax arrangement for these lands. We understand that municipal taxes are collected by Smiths Falls, then 50% of that revenue is remitted to

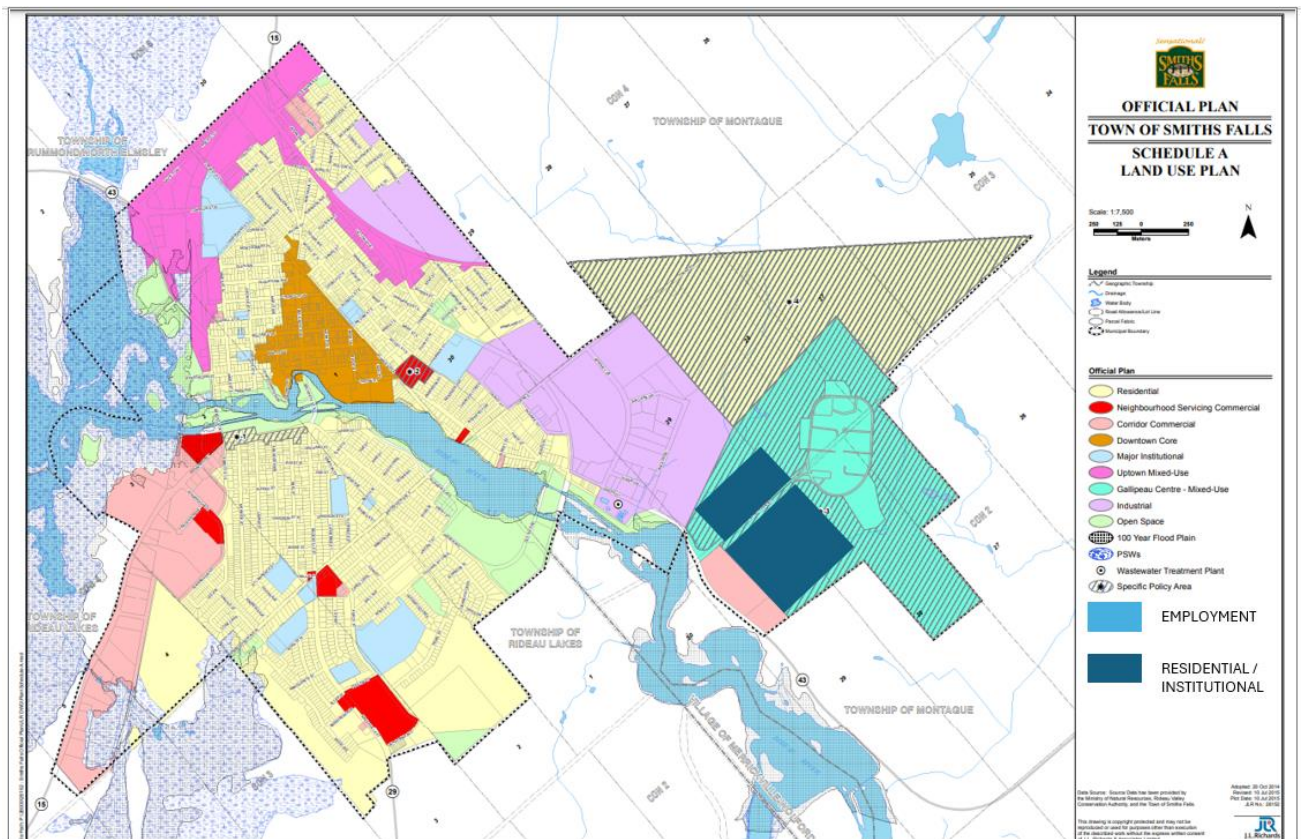
Montague Township. If the lands are developed, the Town needs the property tax revenue to pay for service delivery, so this tax arrangement also needs to be sorted out.

We do believe that development of the Gallipeau Centre lands is possible – it is simply not possible in the short-term but could occur at some other point in the New Official Plan’s planning horizon.

**It is recommended that the Gallipeau Centre lands be designated for the remaining 25 gross hectares of residential land not accommodated through Option 1, and the 13.7 gross hectares of institutional land needed (for a total of 38.7 gross hectares). This intensification should proceed as soon as the heritage constraint on these lands can be relieved. The extent of this Additional Phasing-In Option for the Gallipeau Centre Lands is shown in Figure 4.**

It is further recommended that policy in the Official Plan guide the Town to reconsider the designation at the next interval for reviewing/updating the Official Plan. If it appears that further development of the Gallipeau Centre is unlikely at that review interval, then the Town can designate other lands to facilitate its continued growth and prosperity.

**Figure 4: Conceptual Map of Recommended Boundary Expansion – Gallipeau Centre Residential and Institutional**





## Next Steps

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The Town needs to strategically plan how and where residential, employment, and institutional growth will take place to the planning horizon year of 2046. This helps ensure that the Town can accommodate evolving needs and address its growth pressures.

Next steps following from the recommendations in this Technical Brief include:

- Obtaining Council's endorsement of the recommended growth options;
- Updating of the Official Plan / preparation of a New Official Plan; and,
- Consultation with stakeholders and liaison with the Ministry of Municipal Affairs.

# Appendix A

## Opportunity Areas

# 1. Mazie and Cornelia Corridor



**Total Area: 22.5 hectares (55.6 acres)**

**Current OP Designation: Uptown Mixed Use (small area Open Space)**

**Current Land Use: Mix of vacant parcels, industrial properties (business park), commercial and residential uses.**

## 1.1 Existing Conditions

This 22.5-hectare area includes various commercial, service, and residential properties, including medical clinics, government services, and small businesses. It is adjacent to the Rideau River, local hospital, and Railway Museum of Eastern Ontario.

## 1.2 Constraints

**Environmental Hazards:** Several properties within this area are located adjacent to environmental features, such as non-PSW wetlands and the Swale Wetland, a designated Provincially Significant Wetland (PSW). Parts of the corridor also include floodplain areas, specifically along William St. W. These features require buffer zones and may limit certain types of development.

**Regulated Conservation Areas:** The Rideau Valley Conservation Authority (RVCA) regulates portions of this area, which falls within the Middle Rideau River watershed. Development near sensitive natural features may face restrictions, such as limits on altering landscapes and requirements for environmental impact assessments.

**Traffic and Access:** This area (if not already) has the potential to be a busy corridor with a mix of uses, which could be a constraint to expanding pedestrian and cyclist infrastructure - there is a special need to ensure safety and traffic flow. The Town's separate Transportation Master Plan will provide recommendations for future traffic operations planning.

## 1.3 Development Potential

In theory, this corridor has the potential to become developed into a vibrant, mixed-use area that integrates commercial, residential, and service uses, building on its existing infrastructure and proximity to healthcare, government services, and recreational sites. The presence of bike paths and the Rideau Trail make it suitable for development that prioritizes pedestrian and cyclist connectivity, creating a more accessible and cohesive community hub. Further, the corridor's location near the hospital and various community services makes it an ideal location for housing options that cater to different demographics, including seniors and young professionals. Design elements can include both higher density development and lower density development that foster transition in massing/scale of development.

The natural heritage features of this area are to be appropriately identified and further studied before any kind of development can occur, including appropriate buffers to protect features as needed.

## 1.4 Policy Directions

The area is already designated "Uptown Mixed Use" and this mixed use approach should be maintained. Stronger messaging on development leveraging the waterfront to encourage a "live-work-play" environment would be beneficial. Given that the waterfront in this location is made up of Provincially Significant Wetlands (PSW), there is the opportunity to add residential development with a buffer for the PSW, with small active amenities for residents located beside the buffer area. This would respect the conservation function of the PSW designation while creating an interface with new development. Along William Street West, for example, there are developable areas that could accommodate street-facing walk-up apartments or townhomes that could have programmed landscaping in the rear. This helps to meet the goal of medium-density housing, and there is an opportunity to foster this type of housing alongside/mixed in with commercial spaces, while incentivizing street-level commercial and retail services to enhance walkability.

and “sense of place”. Enhanced streetscapes (strong attention to design), pedestrian-friendly infrastructure (accessibility considerations, benches, etc.), and landscape elements tying in nature can also help strengthen neighbourhood character.

## 1.5 Input from Property Owners

A nearby property owner commented that this area has often been neglected when it comes to municipal attention and development interest. They noted that the lack of piped services and the odd parcel fabric on Mazie make large-scale development challenging, but that if development is to occur, an intensification of the existing commercial and small-scale industrial pattern would be most suitable.

## 2. Lorne St. Extension Development Reserve



**Total Area: 111 hectares (275 acres)**

**Current OP Designation: Residential (Development Reserve)**

**Current Land Use: Rural landscape including low density residential and agricultural uses. Partially forested. Bisected by 500 kV hydro lines.**

## 2.1 Existing Conditions

Covering 111 hectares, the area currently includes greenfield sites and limited development. The site adjoins the Rideau Regional Centre to the south, with residential and industrial developments nearby.

## 2.2 Constraints

**Lack of Municipal Services:** This area lacks full municipal water and sanitary services, particularly in the northern sections. Limited or nonexistent services constrain immediate large-scale development, requiring significant infrastructure investments or phasing of development based on the extension of municipal services.

**Environmental Features and Conservation Requirements:** While much of the land is outside flood regulated areas, some sections include woodlands, non-PSW wetlands, and a stream cutting through the southern portion of the site. Additionally, the presence of significant woodlands identified by the Ministry of Natural Resources and Forestry (MNRF) may limit development in certain sections (especially if further fieldwork pinpoints areas with identified wildlife concentration points and habitat considerations).

**Utility Corridor Restrictions:** A 500 kilovolt utility corridor with easements runs through the middle of the site, limiting the type and location of development. Utility requirements include a minimum 6 metre wide access path for maintenance, a 15 metre setback from transmission structures for development, and restrictions on constructing certain facilities within the corridor.

**Transportation and Connectivity Challenges:** The lack of an existing street network within the area could make development costly and delayed. Plans to create a north-south collector road to connect Rideau Regional Road may face challenges due to topography, environmental protection needs, and the need for phased infrastructure.

## 2.3 Development Potential

The Lorne St. area offers a substantial opportunity for new development, particularly for residential expansion connecting to an existing neighbourhood (Alice Street / Lila Street). To the south of Lorne, there is potential to continue supporting the development of employment uses to form a larger business park environment. The size and location of this area also make it suitable for new community amenities, parks, and schools, etc. This area also, however, has compatibility challenges for new residential development due to the proximity to rail lines and industrial development.

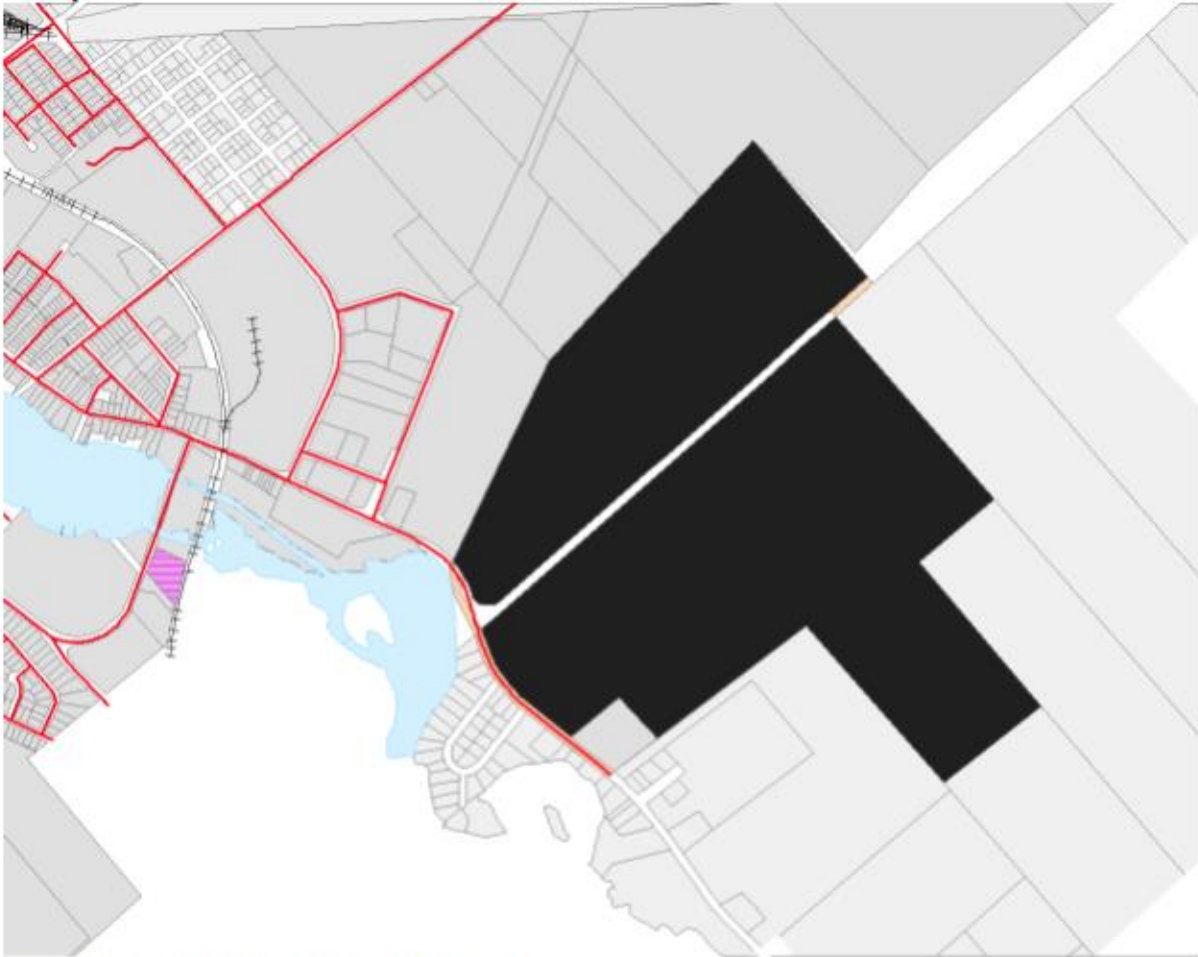
## 2.4 Policy Directions

Please refer to the discussion in the body of this Technical Brief for further details, where we recommend specific areas of this opportunity site to be fully designated for development.

## 2.5 Input from Property Owners

A nearby property owner commented that, due to the existing adjacent uses, industrial or commercial development might be the most appropriate step for the future. They noted that these sorts of developments typically do not need basements, which would be beneficial due to the high bedrock in the area.

## 3. Gallipeau Centre and Frame Lands



**Total Area: 139 hectares (343 acres)**

**Current OP Designation: Gallipeau Centre Mixed Use (existing built up area), Corridor Commercial (part of Queen St. frontage) and Gallipeau Centre Mixed Use Development Reserve (frame lands)**

**Current Land Use: Gallipeau Centre complex at centre of property. Remainder is vacant and mix of woodlands, wetlands and fields.**

## 3.1 Existing Conditions

This 139-hectare mixed-use area includes small commercial spaces within the former Rideau Regional Centre, OPP offices, residential units, and undeveloped greenfield land. It is bordered by industrial/business park-type uses.

## 3.2 Constraints

**Environmental Hazards and Conservation:** The area contains woodlands, including both significant and non-significant areas. High fire hazard zones are present throughout, with one location categorized as an extreme fire hazard area adjacent to the existing buildings. Additionally, several water bodies, wetlands, and a 100-year floodplain event zone along portions of the site restrict development.

**Historical and Cultural Heritage Considerations:** The Gallipeau Centre, part of the former Rideau Regional Centre, has historical buildings and cultural heritage features that would benefit from preservation or adaptive reuse; however, this can present challenges to development if policies are too restrictive. Council is in liaison with the Province on an approach that would facilitate development of the Gallipeau Centre; however, the timing is unknown, and development may likely occur well into the future.

**Limited Existing Infrastructure:** While there is some municipal water and sanitary servicing along Rideau Regional Road, these services do not extend to the entirety of the area, requiring new infrastructure investment for large-scale redevelopment.

**Topography and Land Use Complexity:** The varied terrain, combined with numerous small commercial and institutional units, creates a patchwork of land uses. This variation adds complexity to planning and may require a phased approach to redevelopment to allow for a cohesive land use strategy that aligns with both commercial and residential objectives.

## 3.3 Development Potential

The Gallipeau Centre, with its mix of open space and existing institutional buildings, offers unique redevelopment potential that could create a dynamic addition to the Smiths Falls community.

Please refer to the discussion in the body of this Technical Brief for further details.

## 3.4 Policy Directions

A secondary plan for this area would be required to better delineate specific uses, identify connectivity with surrounding areas, promote conservation of green space to balance development, and devise the servicing approach. Of course, as one of the largest greenfield development areas in Smiths Falls, the other policies of the Official Plan would continue to provide direction on housing, community amenities, transportation, connectivity, environmental



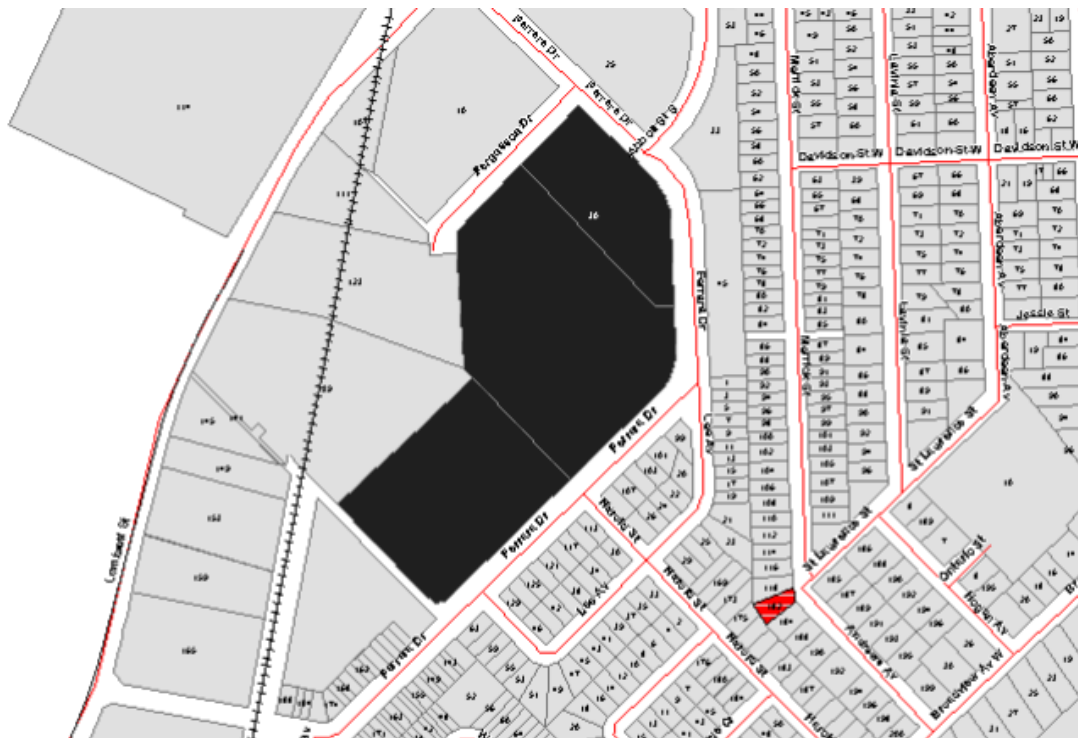
conservation, servicing. Some policy direction is likely needed to address localized phasing matters for infrastructure. Additional policies could encourage the creation of affordable housing units (i.e., below market prices) and promote green building standards to support a new neighbourhood that is inclusive and sustainable.

Please refer to the discussion in the body of this Technical Brief for further details, where we recommend a portion of the Gallipeau Centre lands be fully designated for development.

### 3.5 Input from Property Owners

A property owner commented that a road connection to the Gallipeau Centre ring road would be logical for creating a second path of egress. Transport trucks appear to not be aware that Lorne Street is a dead end and have to back up down the street.

## 4. Ferrara and Ferguson Area



**Total Area: 7.4 hectares (18.3 acres)**

**Current OP Designation: Neighbourhood Servicing Commercial and Corridor Commercial**

**Current Land Use: Vacant (Mostly forested)**

## 4.1 Existing Conditions

This 7.4-hectare area consists primarily of vacant land near commercial establishments such as Canadian Tire and the LCBO, and near residential areas along Trailside Square. The lands are designated Corridor Commercial and Neighbourhood Service Commercial in the Official Plan.

## 4.2 Constraints

**Environmental Sensitivity:** This area contains a wooded area and some areas identified as non-PSW wetlands, which would require buffers or restrictions on nearby development. The southern portion falls within an IPZ (Intake Protection Zone) with a high score (8), limiting certain types of land uses that may be permitted in this area.

**Proximity to High-Traffic Commercial Uses:** While nearby commercial amenities (e.g., Canadian Tire, LCBO, and fast-food chains) are an asset, they also create high vehicular traffic, which could create a nuisance if future development on these lands inadvertently creates a “cut-through” opportunity without appropriate traffic management / traffic calming.

**Transportation and Access Constraints:** With the Cataraqui Trail basically surrounding the area (aligned with Ferrara Drive), connectivity for pedestrians and cyclists is excellent; however, the need to preserve trail access will limit vehicle access points directly to Ferrara Drive. Development may need to incorporate traffic-calming measures and pedestrian safety features to manage potential conflicts between any future vehicular access points at Ferrara Drive and trail users. Alternatively, we understand that the trail route could be relocated by the Town if it will allow for a better development outcome, by either having it run along Ferguson Road to the south, or as a boundary between a residential development oriented to Ferrara Drive and a commercial development oriented towards Ferguson.

## 4.3 Development Potential

This area is strategically located near established commercial nodes and is bordered by both residential areas and the Cataraqui Trail. As such, it would be advantageous for the site to have a special mixed zoning to provide the Town with options for either residential or commercial future development, depending on future needs and/or development interest. The intention of the mixed zoning approach is not to turn the area into a mixed-use main street format, but to allow for options of solely residential, solely commercial, or a combination of residential and commercial. The vacant, forested land could complement both residential or non-residential development facing Ferrara Drive and Ferguson Drive. The proximity to retailers and fast-food establishments could be leveraged by adding supporting amenities such as cafes, local retail, or small office spaces, creating a neighborhood-serving commercial strip. Residential development would benefit from the Cataraqui Trail amenity, offering housing with views of green spaces or trail access.

It should be noted that two of the parcels in this area are owned by the Town.

## 4.4 Policy Directions

Policies for this area should promote a mixed zoning approach allowing any combination of commercial and/or residential uses to support complementary development along Ferrara and Ferguson, with specific guidelines for preserving tree cover and integrating green spaces. Development standards for a mixed use building could encourage small-scale retail or community facilities on the ground floor, with residential units above. Furthermore, to support active transportation, policies could require enhanced pedestrian pathways that link to the Trans-Canada Trail, creating a seamless transition from the commercial hub to residential areas. Sustainable development guidelines here could emphasize low-impact designs that protect woodland areas and incorporate eco-friendly stormwater solutions. For residential development, there is an opportunity to integrate urban design elements to make this corner stand out among the newer homes positioned around the site.

## 4.5 Input from Property Owners

We reached out to property owners, and Town staff also reached out; no feedback has been received.

# Appendix to the Opportunity Sites: Research Chart

	<b>Mazie and Cornelia Corridor</b>	<b>Lorne St Extension Development Reserve</b>	<b>Gallipeau Centre and Frame Lands</b>	<b>Ferrara and Ferguson Area</b>
Area Size	22.5 ha	111 ha	139 ha	7.4 ha
Official Plan	Uptown Mixed Use/ Open Space	Residential (Development Reserve)	Gallipeau Centre Mixed Use, Corridor Commercial, Gallipeau Centre Mixed Use Development Reserve	Neighbourhood Servicing Commercial and Corridor Commercial
Existing Land Use	Rural FASD, Howling Designs, Lanark Vet Clinic, Service Ontario, Westbourne Electrical, Macula Clinic, Cornelia Court Family Medicine, Service Canada, Life Labs, Beyond the Falls Wellness, Smiths Falls Optometrists, Guy Samure and Sons Construction, Garden Market, Ts Chips and More, Two Guys for Lunch, various residential along Mazie	Vacant Greenfield, Brown Construction, various residential	Various small commercial units within Rideau Regional Centre, OPP Detachment, some residential, and vacant greenfield	Vacant Forest land
Adjacent Land Use	Rideau River to the west, Lanark County Mental Health to the north-east, Smiths Falls Hospital and Area to the East, Railway Museum of Eastern Ontario to the South	Rideau Regional Centre to the South, Cannabis Clinic, industrial buildings and various residential	Generally vacant land with industrial/ business park uses extending further north-west	Canadian Tire, Tim Hortons, Pops Cannabis, LCBO, Pet Valu, Wendys, Cataraqui Trail, Trailside Square (Residential), Independent Grocer, Mcdonalds. Dairy Queen, Various residential networks

	<b>Mazie and Cornelia Corridor</b>	<b>Lorne St Extension Development Reserve</b>	<b>Gallipeau Centre and Frame Lands</b>	<b>Ferrara and Ferguson Area</b>
# of properties within the boundaries and ownership status	15	14 (one town owned)	2	3 (two town owned)
Conservation Authority	RVCA	RVCA	RVCA	RVCA
Sub Watershed/ Catchment Area	Middle Rideau River/ Rideau-Smith Falls Catchment	Middle Rideau River/ Rideau-Smith Falls Catchment	Middle Rideau River/ Rideau Burritts Rapids	Middle Rideau River/ Rideau-Smith Falls Catchment

	<b>Mazie and Cornelia Corridor</b>	<b>Lorne St Extension Development Reserve</b>	<b>Gallipeau Centre and Frame Lands</b>	<b>Ferrara and Ferguson Area</b>
Official Plan Natural Heritage Features identified	<p>For properties identified on Mazie St. W, all are outside the regulated area.</p> <p>3 and 21 Mazie St. W is completely wooded. 23 and 25 Mazie St. W are adjacent to wooded areas.</p> <p>Beyond the front of 29 Mazie St. W is a non-PSW wetland. Beyond this is The Swale Wetland which is a PSW.</p> <p>115 William St. W is within the regulated area and contains a floodplain. The Southern portion of 115 William St. W is partially wooded and located in a non-PSW and a PSW.</p> <p>89 William St. W is within the regulated area and includes a flood plain, wooded area, and a PSW.</p> <p>91 Cornelia St. W is located within the regulated area. Beyond the commercial buildings to the south is a floodplain, PSW and wooded areas.</p>	<p>All properties within this area are outside the regulated area.</p> <p>110 and 88 Lorne St contains woodlands.</p> <p>Properties to the south of Lorne St. include wooded areas and non-PSW wetlands.</p> <p>One of the properties south of the hydro lines contain significant woodlands as indicated by the MNR as well as a non-PSW.</p> <p>There is a stream that cuts through the southern portion of the site to the south of the hydro lines.</p>	<p>361 Queen St. W includes a waterbody through the north of the site surrounding by non-PSW. There are small pockets of significant woodlands throughout this area as well as non-significant woodlands.</p> <p>The remainder of the site is largely the same with a larger portion of significant woodlands to the southern portion. The RVCA Catchment runs right through the site at the southern portion along lot 28 concession 2.</p> <p>Larger waterbody pockets to the eastern southern corner of the study area surrounding by non-PSW and non-significant woodlands connecting streams.</p>	<p>30 Ferrara Drive is the only property with no delineated hazards.</p> <p>The other two properties consist of woodland.</p>

	<b>Mazie and Cornelia Corridor</b>	<b>Lorne St Extension Development Reserve</b>	<b>Gallipeau Centre and Frame Lands</b>	<b>Ferrara and Ferguson Area</b>
Conservation Authority Hazards Identified	115 William St W is within a 100 year floodplain event area. The remainder of features located at 91 Cornelia St. is consistent with RCVA Mapping.	The OP delineates similar features to the above mapping. This includes WHPA-C Scored 8.	The OP delineates similar features to the above with high fire hazards located throughout the area with one extreme fire hazard located adjacent to the centre. Significant woodlands make up most of the site as well as non-PSW.	Non-PSW located along 30 Ferrara St. into the middle property. Portion of the site to the south located in a IPZ zone Scored 8.
Street Network	Mazie St. W is a collector road that contains on road bike facilities. Cornelia St W is an Arterial Road with on road bike facilities, the Cataraqi Trail runs along William St W, the Rideau Trail runs through the intersection of Mazie, William and Cornelia cutting through 91 Cornelia St. W to Lansdowne St. onwards. William St W is an arterial road with on road bike facilities. A multi-use path is available beyond Lansdowne moving south along William St. W beyond the limits of the study area.	As of right, the OP shows that there are proposed collector roads along Rideau Ave S, along Lorne St. with a north south connection to Rideau Regional Rd. through the center of the site.	Proposed collector road connecting to Lorne St. as indicated in the previous column.	The Trans Canada Trail surrounds the site on all sides. Ferrara Drive is identified as a collector road with on road bike facilities located along Ferrara Drive running N-S and connecting through Ferguson.
Utility lines bisecting the site	N/A	Utility Line through the middle of the site, subject to easement 55kvt	N/A	N/A

	<b>Mazie and Cornelia Corridor</b>	<b>Lorne St Extension Development Reserve</b>	<b>Gallipeau Centre and Frame Lands</b>	<b>Ferrara and Ferguson Area</b>
Utility setbacks	n/a	An unhindered, minimum 6-metre wide access path to facilities on the corridor must be provided for maintenance vehicles. A 15-metre clear working radius around transmission structures is required in order to maintain access for vehicles carrying out routine maintenance. A 3-metre radius around each tower footing must be left unpaved for access to the footing. SWM ponds under 500 kV transmission lines cannot exceed one-third of the corridor width. Parking facilities are not permitted under 500 kV ROWs.	n/a	N/A
Municipal Infrastructure	Municipal Water and Sanitary lines running down Cornelia St. W	Municipal Water and Sanitary lines running along the western portion of the site boundaries south of Lorne St. No present municipal servicing within the study area	Municipal Water and Sanitary present at the northern half of Rideau Regional Road.	Municipal Water and Sanitary present surrounding the site.
Species at Risk (SAR)	20 potential SAR; 2 wildlife concentration areas	4 potential SAR; 4 wildlife concentration areas	8 potential SAR; 3 wildlife concentration areas	14 potential SAR; 1 wildlife concentration area



	<b>Mazie and Cornelia Corridor</b>	<b>Lorne St Extension Development Reserve</b>	<b>Gallipeau Centre and Frame Lands</b>	<b>Ferrara and Ferguson Area</b>
Other Current Official Plan Considerations	Within a Targeted Growth Ares	<p>Section IN1.2.3: The north-eastern part of the Town (Lorne Street East) is not serviced by municipal water and sanitary sewer services. Limited development on the basis of private services may be provided in order to allow for infilling and minor rounding out of existing development provided that site conditions are suitable for the long-term provision of such services with no negative impacts</p> <p>Special Policy Area 4 - vision to develop a MP to develop integrated neighbourhoods which promote high quality of life for all residents of the plan area.<sup>1</sup></p>	<p>Special Policy Area 3 permitted uses include those from the Uptown Mixed-Use designation which include a full range of residential and non-residential uses. Considering the history to the property and the potential re-use of certain buildings and structures, permitted uses in the Major Institutional designation will also be permitted.</p> <p>It is recognized that the Queen Street frontage of the property is also well suited to Corridor Commercial development.</p> <p>Consideration must be given to the heritage easement on the lands, held by the Ontario Heritage Trust.</p>	No Special Considerations

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- No servicing. A portion of these lands is subject to policies for development concerning WHPA. Anything other than residential is subject to EC-3.7.
- Minor non-res uses permitted here if it meets the needs or neighborhood.