

SPA Policies



SPA Description

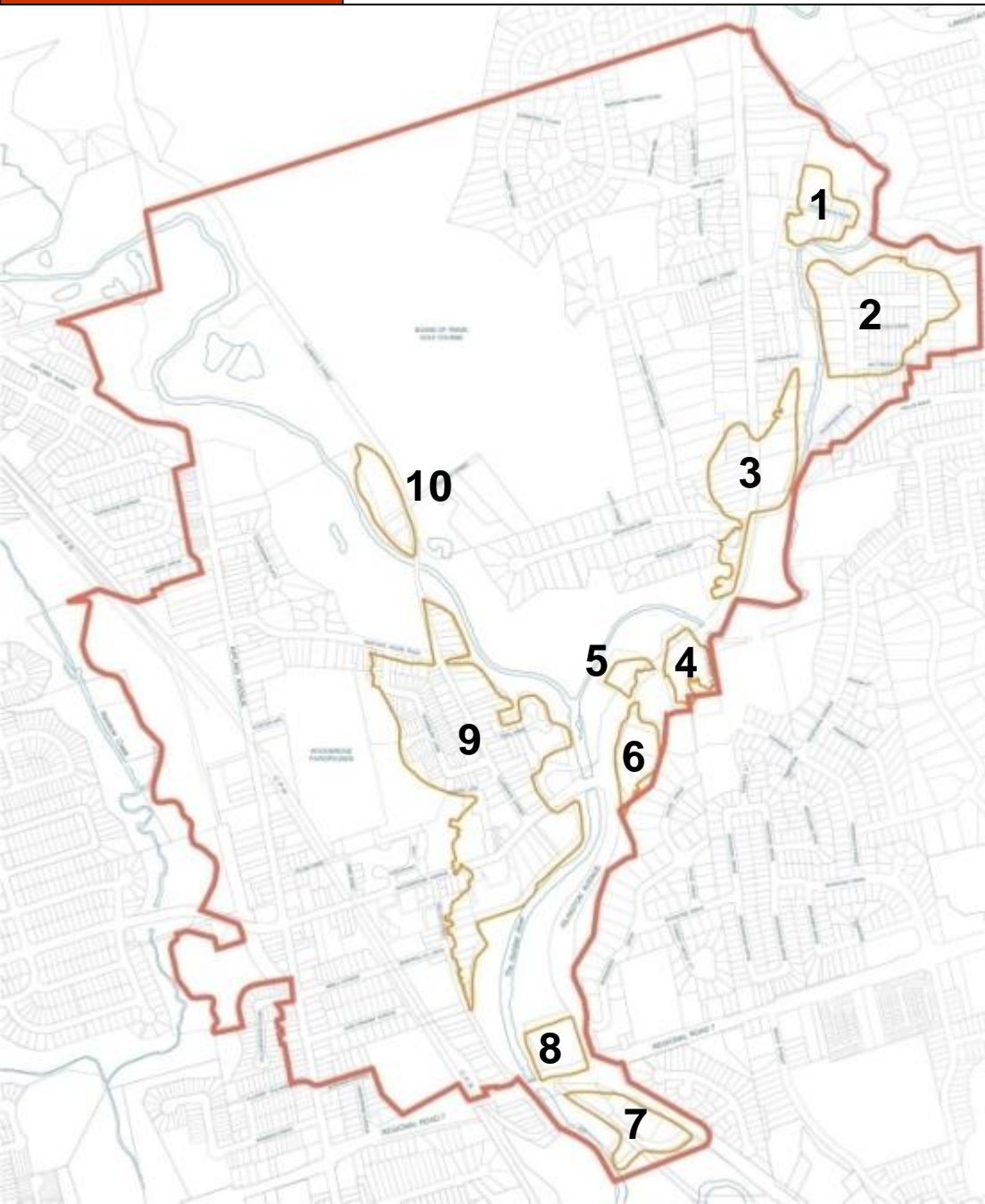
Recommendations



Special Policy Area:

means an area within a community that has historically existed in the **flood plain** and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the **continued viability of existing uses (which are generally on a small scale)** and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are **established by the Province**.

A *Special Policy Area* is **not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.**



Over 300 parcels

Approximately 900 dwelling units in the SPA

- Over 600 units in multi-residential buildings

10 disjunct parts of the SPA

The comprehensive SPA review, including a flood risk assessment, has resulted in recommendations incorporated into the land use plan.

The **two main land use recommendations** are to:

- maintain the low rise residential character of Islington Avenue; and
- limit any further density increase in the Woodbridge Commercial Core to the area at the NW of Woodbridge Avenue and Clarence Street.

