

Haldimand County

# **Growth Management Strategy**

# Legal Framework

- Places to Growth and PPS require municipalities to plan for a 20 year land supply using Provincially mandated processes, population projections and density assumptions
- Residential:
  - 2041 Provincial Population Projection= 64,000
  - Estimated 2017 Population = 47,500 (2016 census = 45,608)
  - Additional Population to Plan For = 16,500 people
- Employment:
  - 2041 Provincial Employment Projection = 25,000 jobs
  - Estimated 2017 Jobs = 20,000
  - Additional Employment to Plan For = 5,000 jobs

# Principles

- The following principles are proposed for use in the growth management strategy:
  - Rationalizing land supply relative to market demand
  - Better align servicing capabilities and capacities to land demand and supply
  - Re-examining existing designations to respond to changing markets, to build stronger community and to ensure appropriate balance of land uses are provided
  - Create opportunities for economic development and managed growth
  - Create conditions for contiguous assemblages of lands for (future) comprehensive development
  - Avoiding areas that are not feasible and/or cost effective to develop
  - Avoiding areas that would lead to major capital works (to bring lands 'on line')

# Growth Strategy Approach

- Meet our growth pressures responsibly by ‘right-sizing’ our urban areas relative to need/demand by:
  - eliminating some of the oversupply – Urban Boundary (UB) **compression**
  - increasing supply in areas where demand is high and growing – UB **expansion**
  - adjusting designations to better build community, integrate land uses and proactively respond to changing land needs
  - eliminating harder to develop areas such as:
    - lands surrounded by / with constraints throughout (floodplain, undermined, etc.)
    - small, isolated pockets of land
    - lands with limited connectivity (to existing road network, servicing infrastructure, etc.)
- Identify servicing requirements to address growth to:
  - Establish operating efficiencies
  - Take advantage of investments already made
- Use servicing information to update DC Study and estimate long term growth implications in order to create a financial strategy



# Assumptions & Approaches

- Based on current density targets (conservative)
  - Residential: 46 persons per hectare
  - Employment: 15 jobs per hectare
- All development hectares are 'net' with all constraints removed (e.g. hazard lands, undermined areas, etc.)
  - Process is consistent with the Provincial methodology for 'net outs'

**Note: The Province has increased the density requirements and the County will need to obtain approval for these 'lower' densities.**

- Growth Plan 2017 requires Outer Ring municipalities to plan for 80 persons per hectare and 60 percent intensification (County currently at 46 persons / 32%)

# Summary – Current Situation

- The Facts:

- Current land use designations / supply a legacy of decisions made 30 years ago – supply not tied to servicing nor demand
- County has significant surplus of designated urban lands – well in excess of Provincially mandated 20 year supply (maximum)
  - Residential – 3x the requirement
  - Employment – 5x the requirement
- Current land supply does not align with current rated capacities of County's existing WWTP infrastructure in most communities (Dunnville and Hagersville excepted)
- Shape and location of some land supply does not align with servicing capabilities and/or is subject to constraints (e.g. undermined)
- County is experiencing imbalanced development pressures / demands with majority focused on Caledonia area

# The Overall Land Budget Approach

Community	Land Supply Changes	Rationale	Implications
Caledonia	<ul style="list-style-type: none"> <li>Addition of Residential Land</li> <li>Addition of Employment Land</li> </ul>	<ul style="list-style-type: none"> <li>Aligns with market demands</li> <li>Aligns with Economic Development Strategy –new business park</li> </ul>	<ul style="list-style-type: none"> <li>Additional wastewater treatment capacity required</li> <li>Transportation network improvements</li> <li>Extension of Services to NW quadrant</li> </ul>
Hagersville	<ul style="list-style-type: none"> <li>Maintain existing urban boundary</li> <li>73 hectares (180 acres) of Agriculture designation in urban boundary remains unchanged (future use TBD)</li> </ul>	<ul style="list-style-type: none"> <li>Adequate lands available for residential in urban boundary</li> </ul>	<ul style="list-style-type: none"> <li>Reaches total servicing capacity</li> </ul>
Dunnville	<ul style="list-style-type: none"> <li>Slightly reduce urban boundary to remove constrained lands</li> <li>Convert FMBP to residential</li> </ul>	<ul style="list-style-type: none"> <li>No demand in FMBP – can meet residential needs through conversion</li> </ul>	<ul style="list-style-type: none"> <li>No servicing capacity issues</li> </ul>
Jarvis	<ul style="list-style-type: none"> <li>Reduce supply of residential land</li> <li>Reduce supply of employment land</li> <li>Reductions to align with sewage treatment capacity capabilities</li> </ul>	<ul style="list-style-type: none"> <li>Current land supply in excess of demand and servicing ability</li> </ul>	<ul style="list-style-type: none"> <li>Additional wastewater treatment capacity required</li> <li>2018/19 EA &amp; MSP to address capacity issues</li> </ul>
Cayuga	<ul style="list-style-type: none"> <li>Remove unserviced employment land</li> </ul>	<ul style="list-style-type: none"> <li>No demand and lack of servicing</li> </ul>	<ul style="list-style-type: none"> <li>Reaches total servicing capacity</li> </ul>
Townsend	<ul style="list-style-type: none"> <li>Reduce supply of residential land</li> </ul>	<ul style="list-style-type: none"> <li>No demand and significant over supply of land</li> </ul>	<ul style="list-style-type: none"> <li>Untapped wastewater treatment capacity may be used as servicing solution for Jarvis</li> </ul>

# Caledonia

- Area of most significant demand
- Majority of available residentially designated lands in urban area are now in process of construction or under application
- Employment land interest is growing as residential development is advancing
  - Majority of employment land is not serviced / not shovel ready
- Supply for future projects is limited
- A rethinking of various land use designations is required to:
  - Better respond to / prepare for what is happening in the community;
  - To better 'stitch' the community together in terms of land uses;
  - To determine reuse options of undermined (GP) lands;

*\*Changes could impact expansion potential of urban area (how much, what type of use)*
- Candidate for urban boundary **expansion**



# Caledonia

## Existing Urban Area

	Existing Supply	Equivalency	Adequacy	Plant Expansion Requirement
Employment	149 hectares <ul style="list-style-type: none"><li>• Core: 99 ha</li><li>• Non-core: 50 ha</li></ul>	2,230 jobs	Inadequate	2X
Residential	243 hectares	11,000 people (4,860 new residential units)	Inadequate	

## Urban Area



## Built Boundary





## Greenfield - Residential

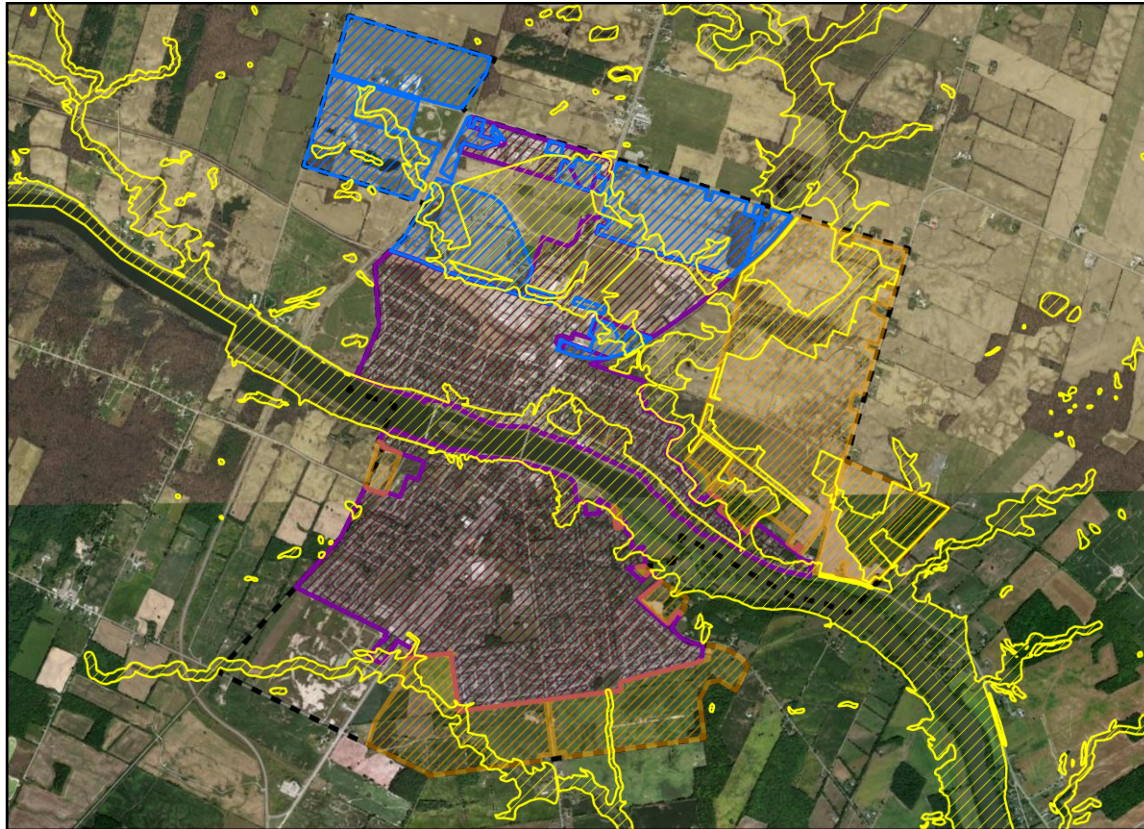


## Greenfield - Employment



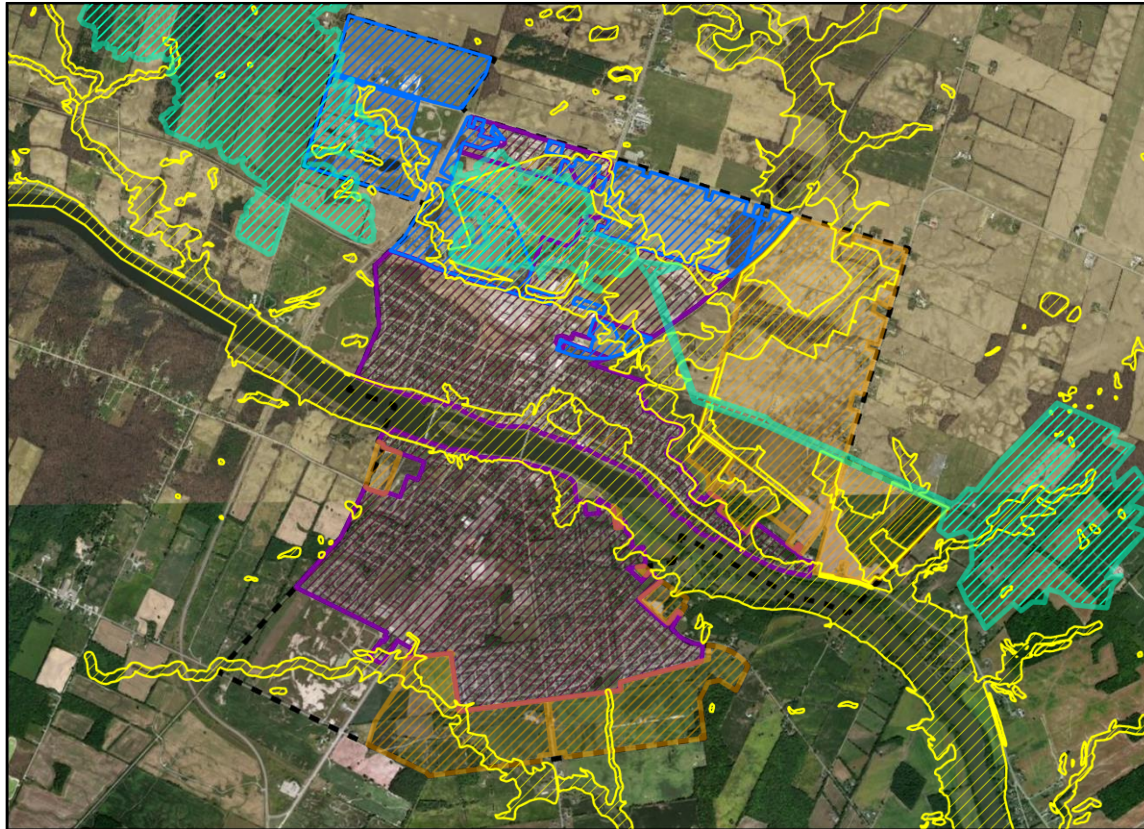


## Constraints – Floodplain & Natural Areas



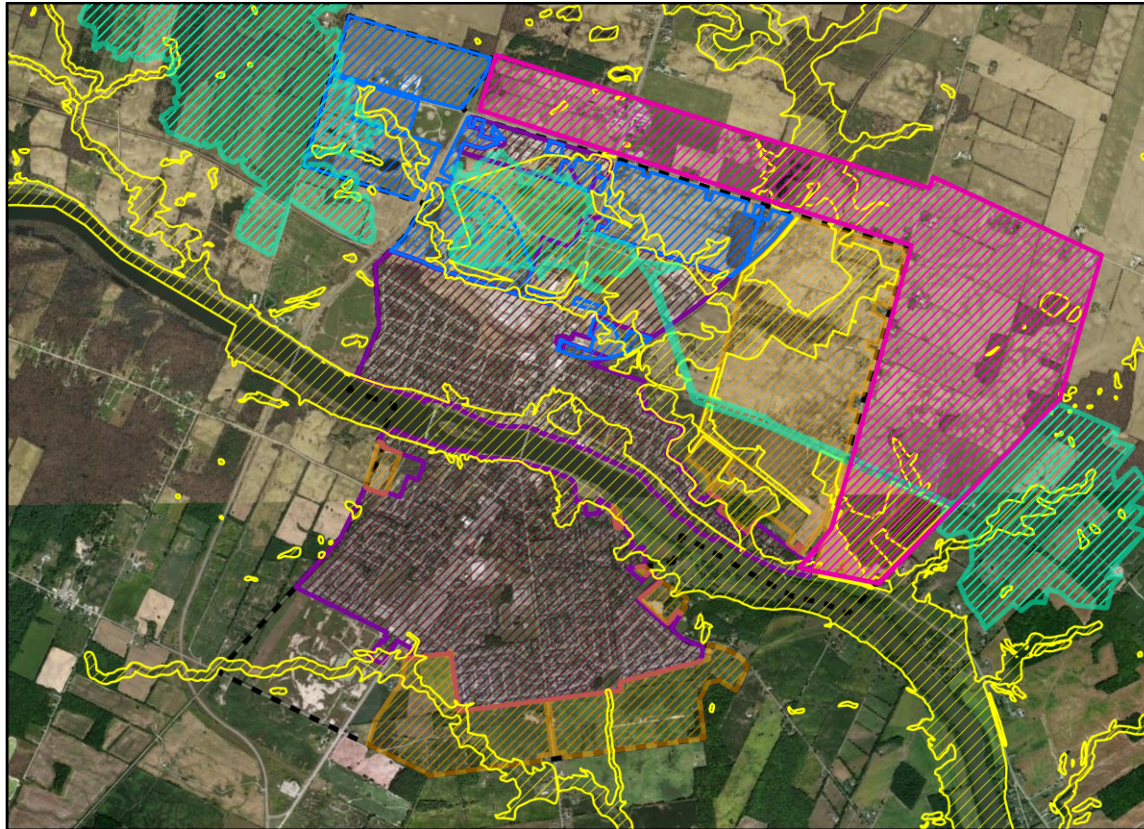


## Constraints - Undermined





## Urban Expansion Study Area



# Caledonia

## Wastewater Treatment Plant

- Preliminary analysis of expansion / new construction options completed by Wood as part of MSP
  - MSP study findings conclude:
    - Meeting 2041 capacity requirements through retro fitting the existing WWTP is considered feasible (\$14,000/m<sup>3</sup>)
    - When looking at longer term servicing requirement, it is more cost effective to build a new “green field” WWTP (\$5,625/m<sup>3</sup>)
    - Cost of new plant to service urban boundary = \$45,000,000
  - Timeline for construction
    - EA process = 3 years
    - Design process = 2 years
    - Construction/Commissioning process = 3 years
    - Approximate time to commence planning/EA process = 2022\*
- \* in order to provide “just in time” servicing

# Cayuga

- Area with uncertain demand
- Significant residential lands remain available (i.e. those within application and those not under construction / under application)
- Supply for future projects is not constrained
- Candidate for urban boundary **compression**



# Cayuga

## Existing Urban Area

	Existing Supply	Equivalency	Adequacy	Plant Expansion Requirement
Employment	15.5 hectares <ul style="list-style-type: none"><li>• Core: 12.6 ha</li><li>• Non-core: 2.9 ha</li></ul>	230 jobs	Inadequate	Negligible
Residential	34 hectares	1,500 people	Oversupply	

## Urban Area

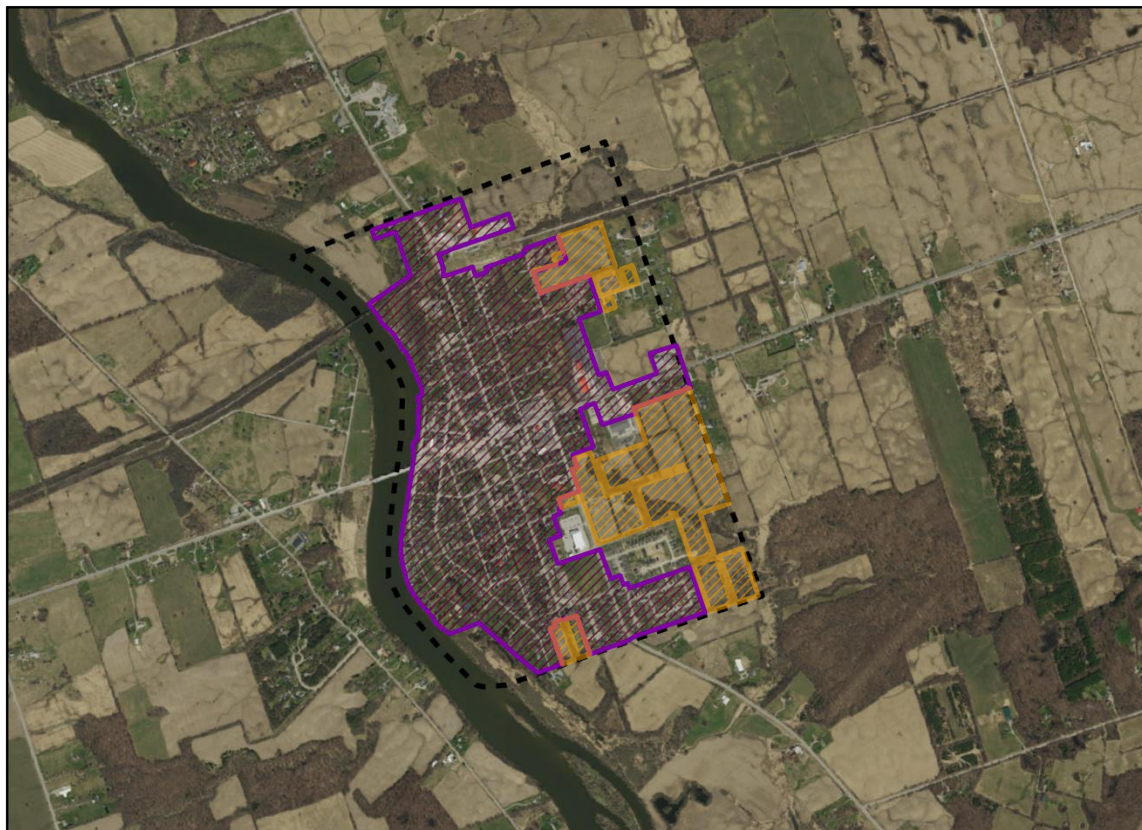


## Built Boundary

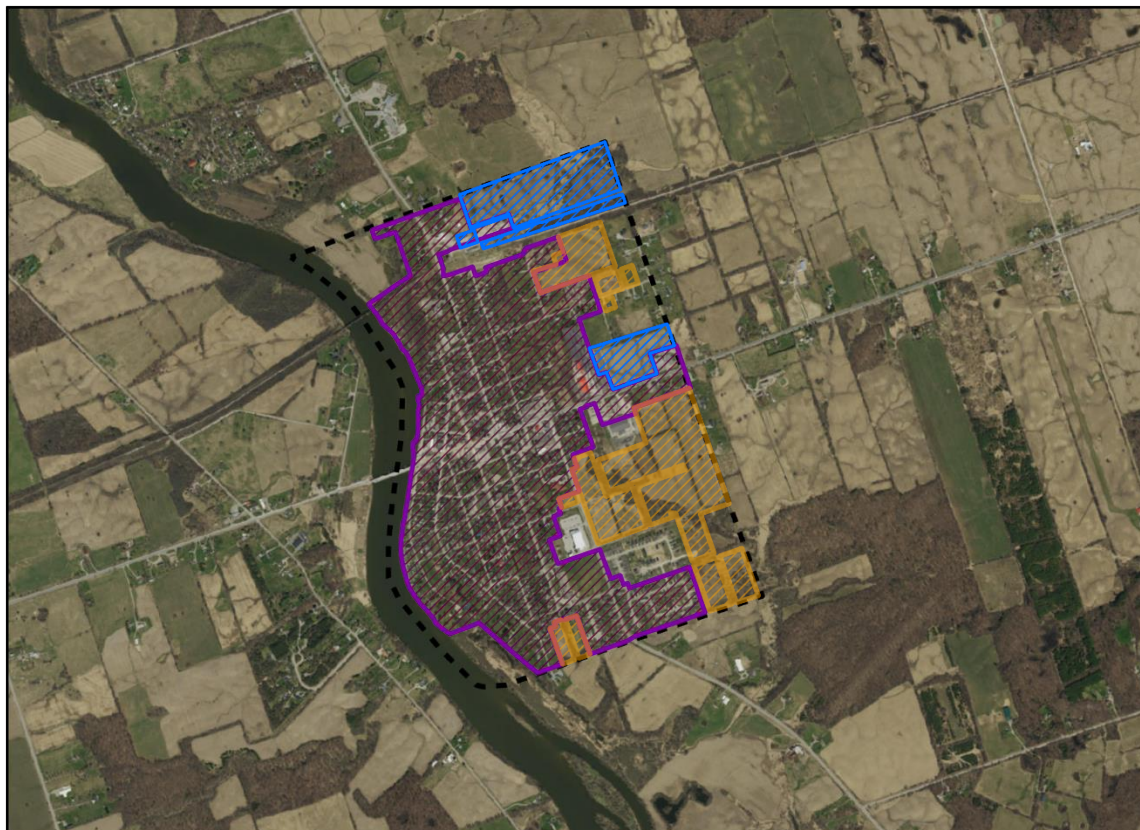




## Greenfield - Residential

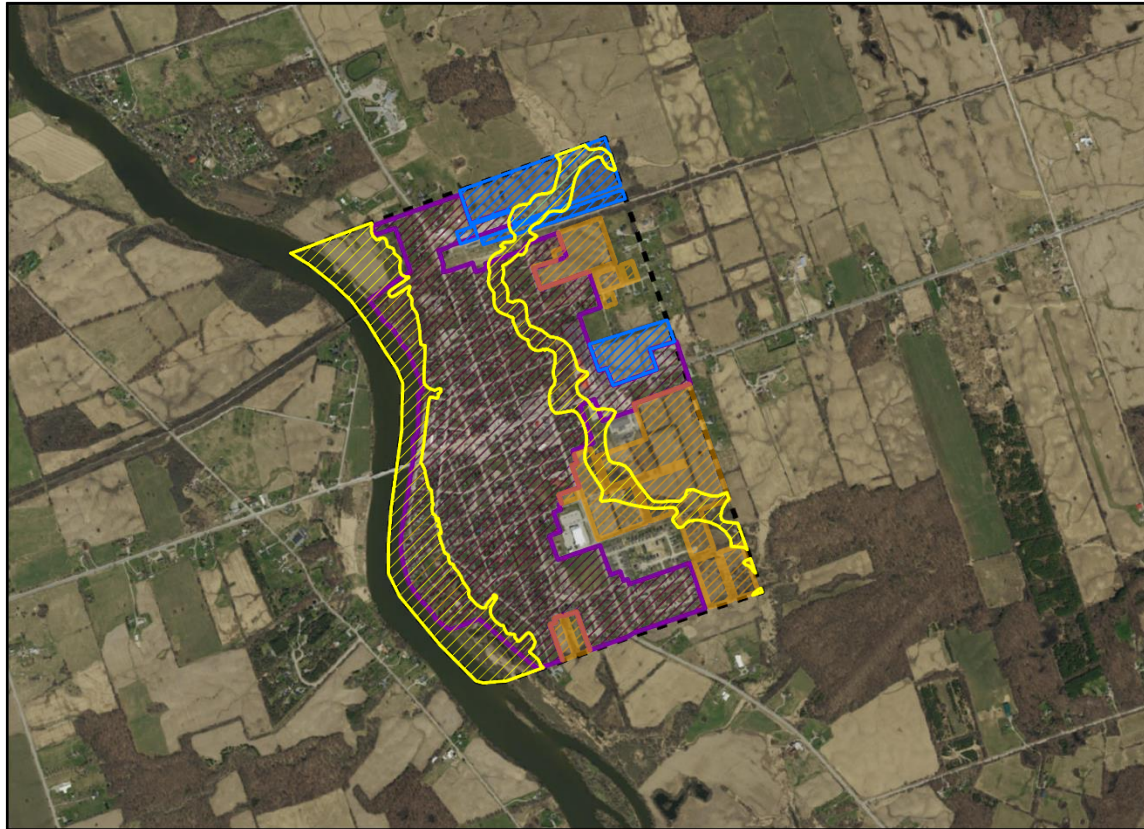


## Greenfield - Employment





## Constraints – Floodplain & Natural Areas



# Dunnville

- Area with limited demand
  - 5 year average (2013 to 2017) of new residential units (including single detached and multi-residential) = 12 units / year
- Majority of available residential lands are now in process of construction or under application
- Supply for future residential and employment projects is limited. Servicing capacity is not constrained (capacity exceeds land supply)
- Large amount of undeveloped land is constrained – floodplain / GRCA regulated
- Demand for employment lands has not manifested – reuse of buildings, but limited new builds
  - Examine alternative designation options for lands in / around Frank Marshall Business Park (to help address residential supply issues)
- Candidate for urban boundary **compression** (for constrained lands)

# Dunnville

## Existing Urban Area

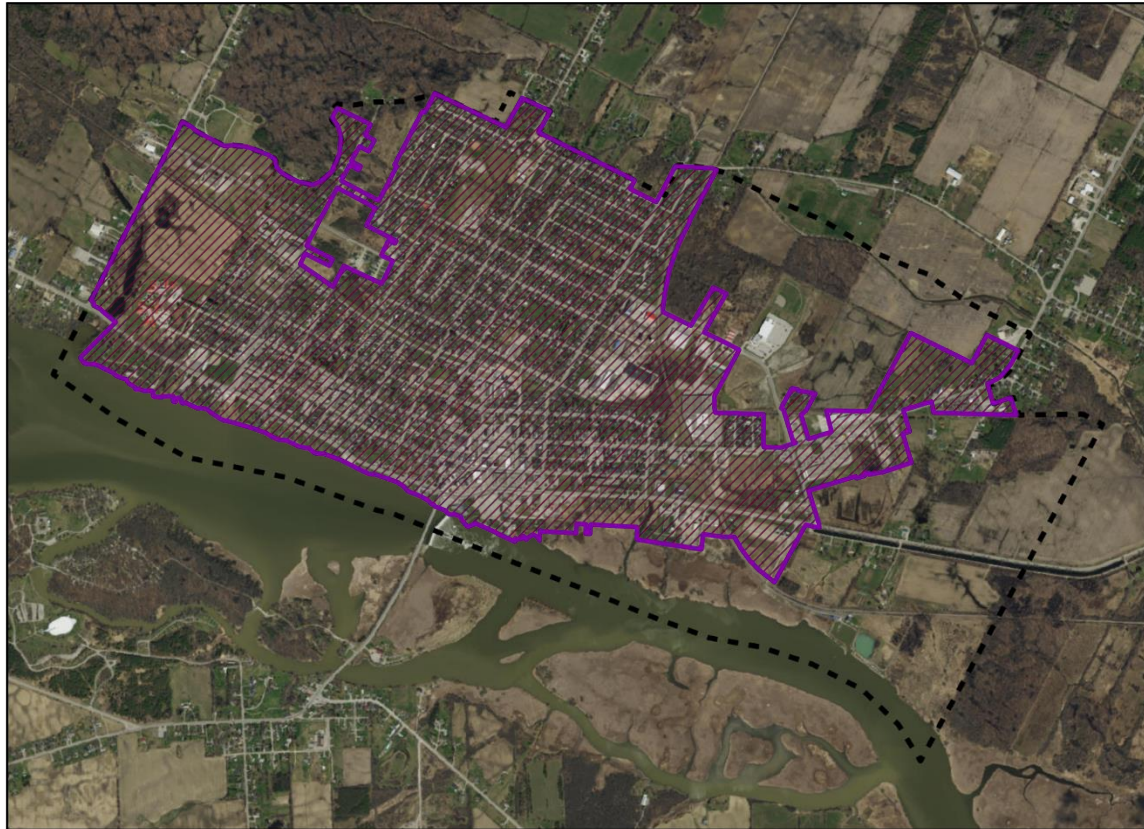
	Existing Supply	Equivalency	Adequacy	Plant Expansion Requirement
Employment	39 hectares <ul style="list-style-type: none"><li>• Core: 33 ha</li><li>• Non-core: 6 ha</li></ul>	585 jobs	Inadequate	No expansion required
Residential	19.5 hectares	900 people	Oversupply	



## Urban Area

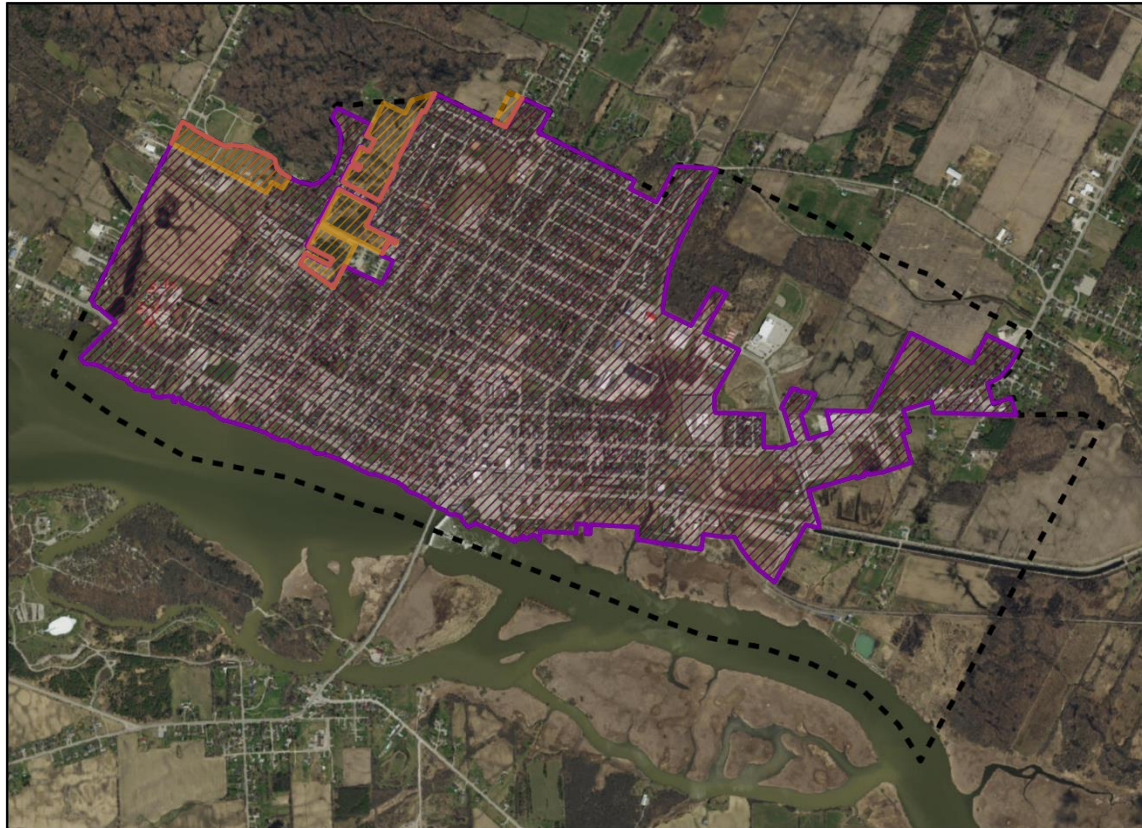


## Built Boundary

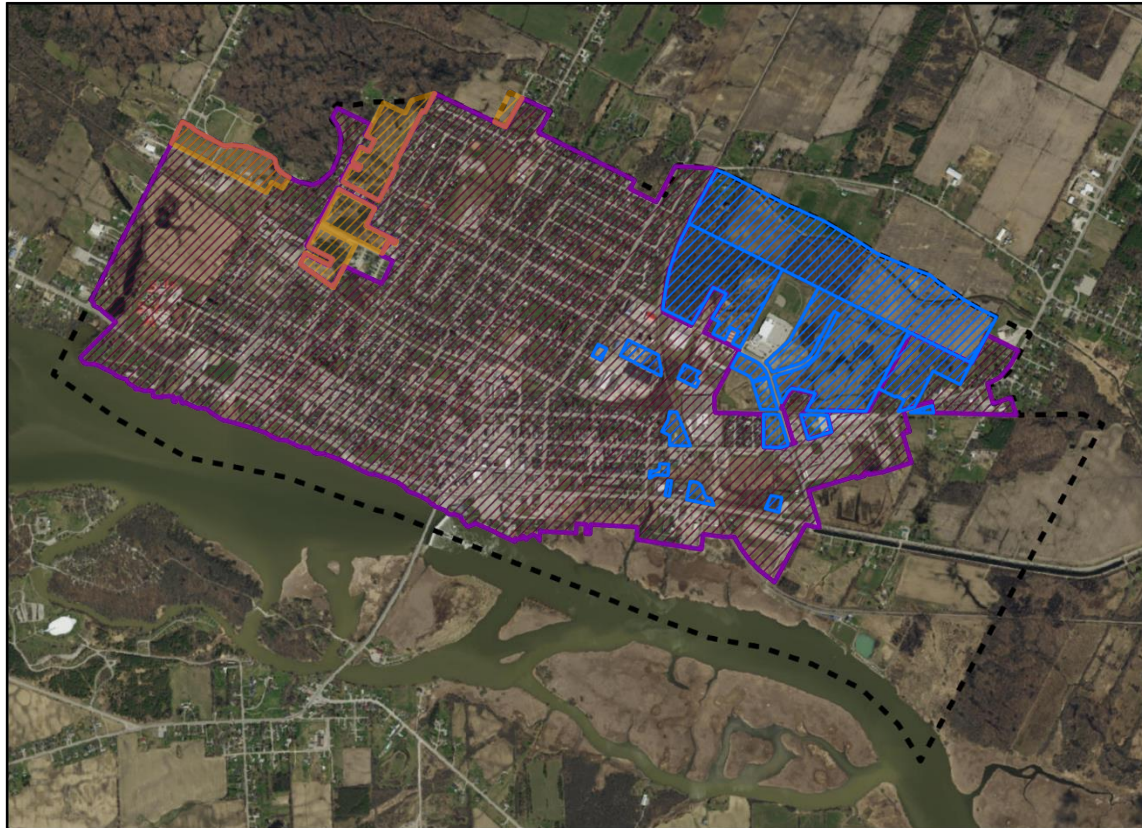




## Greenfield - Residential

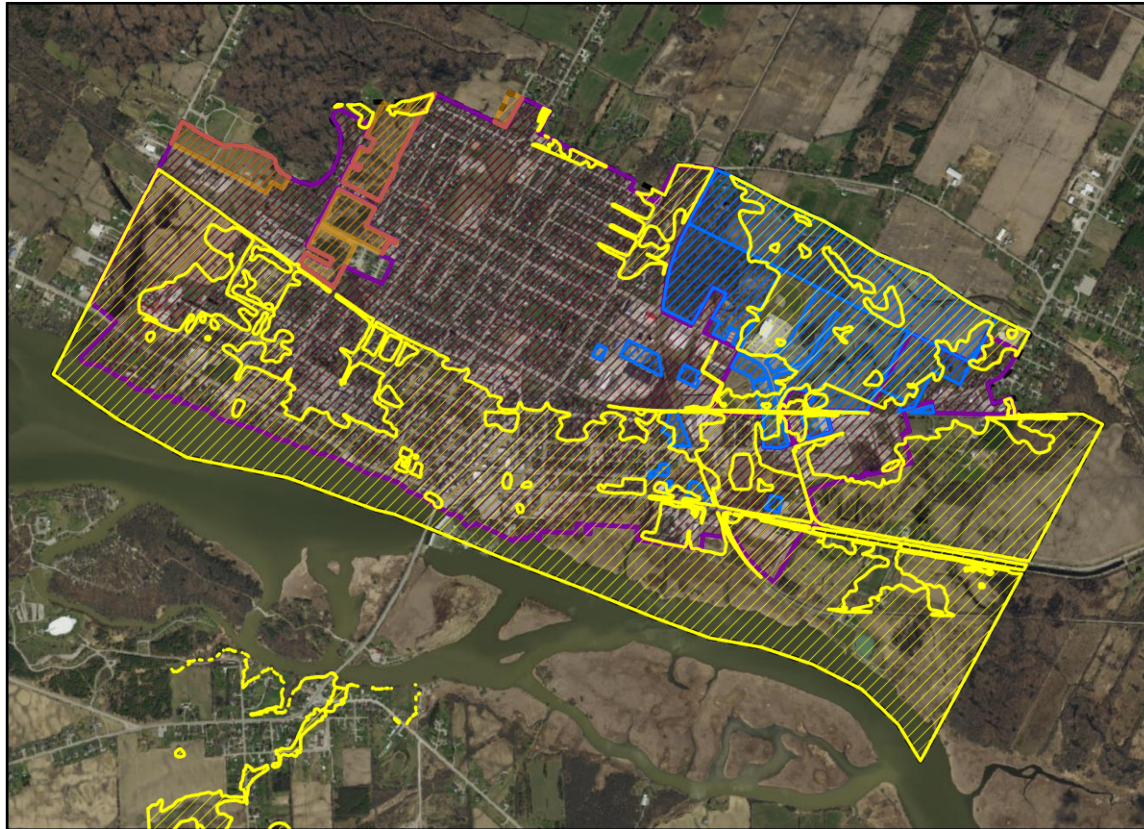


## Greenfield - Employment





## Constraints – Floodplain & Natural Areas





# Hagersville

- Area with moderate / increasing demand
- Large amount of available residential lands are under application but with limited activity
- Part of short term residential supply is constrained by the active LaFarge quarry operation
- Land supply and servicing capacity for future projects are not constrained
- Candidate for **no change** to urban boundary
  - undesignated urban lands could be added to supply

# Hagersville

## Existing Urban Area

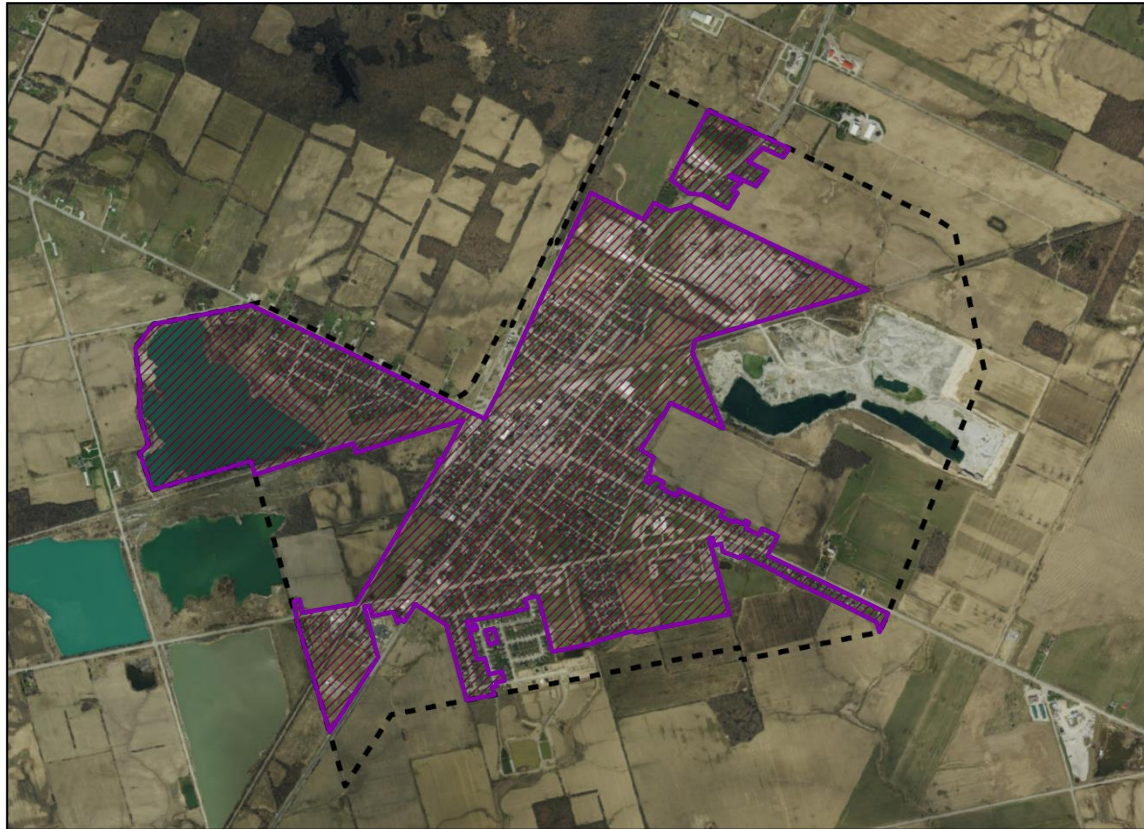
	Existing Supply	Equivalency	Adequacy	Plant Expansion Requirement
Employment	0 hectares	0 jobs	Inadequate	Negligible
Residential	93 hectares	4,200 people	Oversupply	

## Urban Area

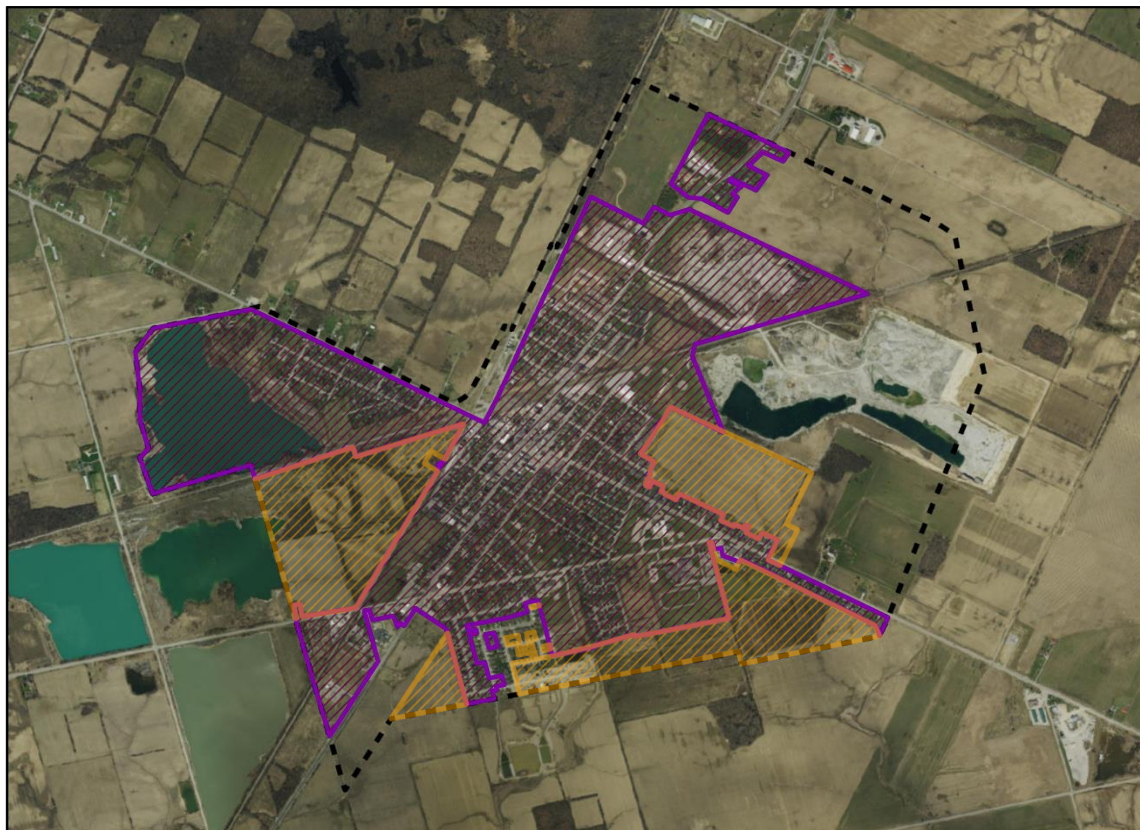




## Built Boundary

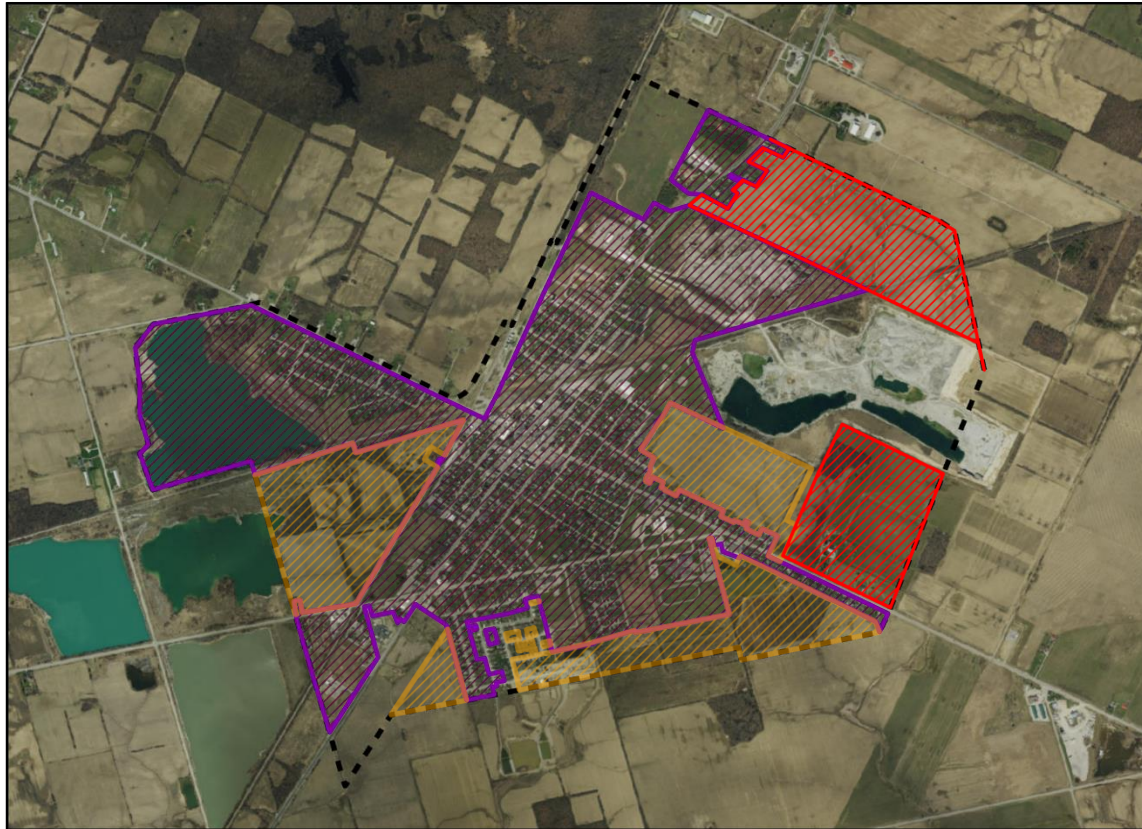


## Greenfield - Residential



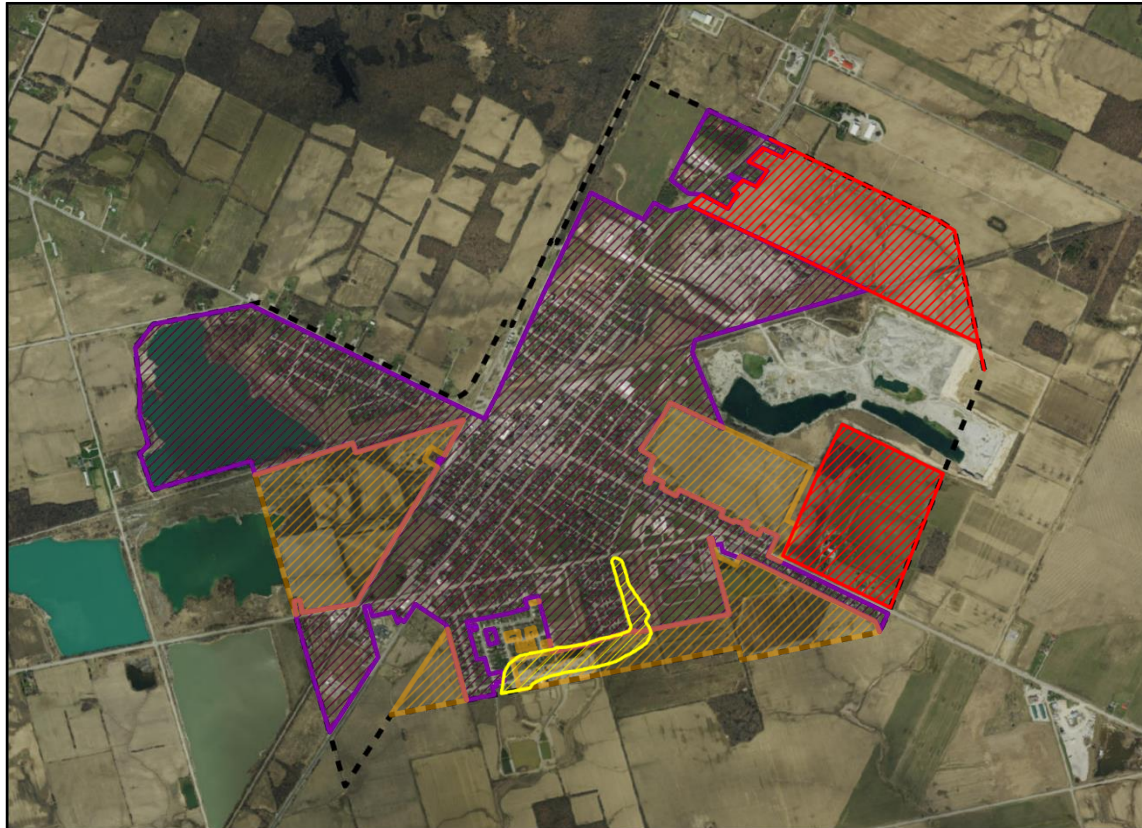


## Future Development Lands (within UB)

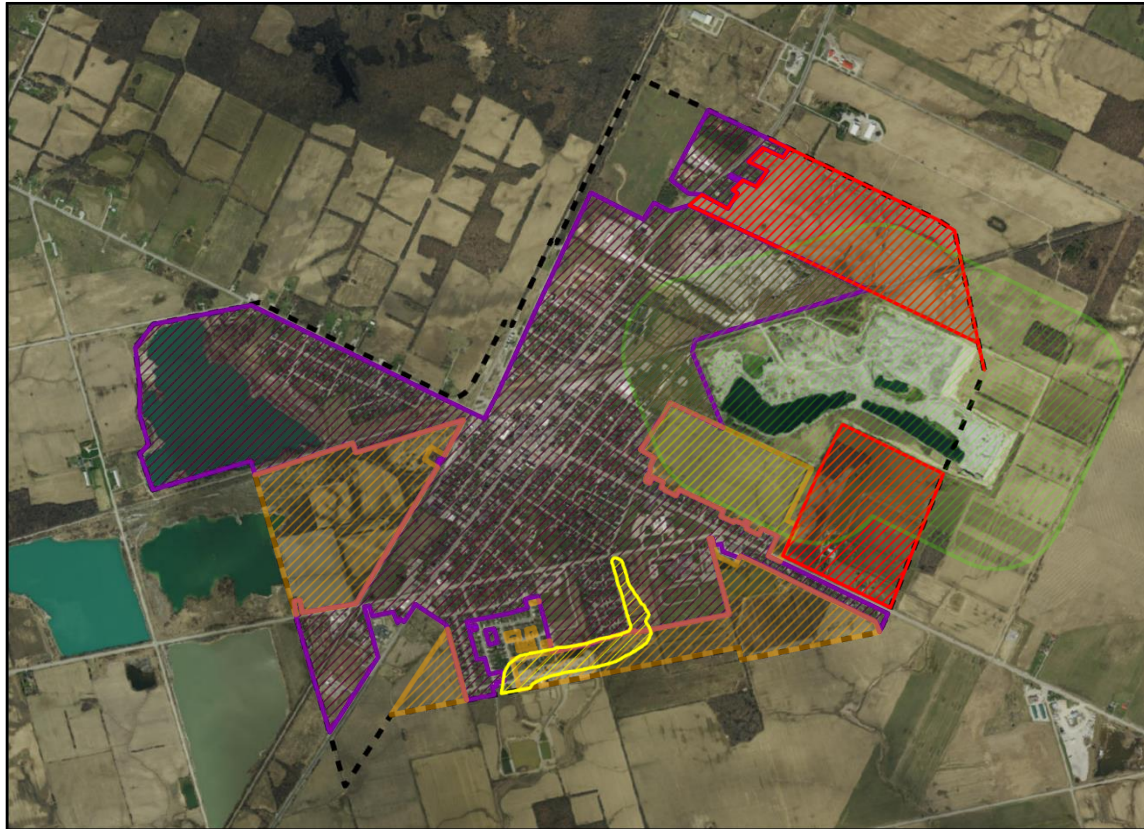




## Constraints – Floodplain & Natural Areas



## Constraints – LaFarge Quarry





# Jarvis

- Area with moderate demand
- Significant residential lands remain available (i.e. not under construction or under application)
- Land supply for future projects is not constrained but servicing capacity is constrained
- Significant oversupply of employment and residential lands relative to servicing capacity (capacity required 3.5x capabilities)
  - 2018/19 EA & MSP will address capacity challenges to some degree
- Candidate for urban boundary **compression** due to longer term serviceability challenges



# Jarvis

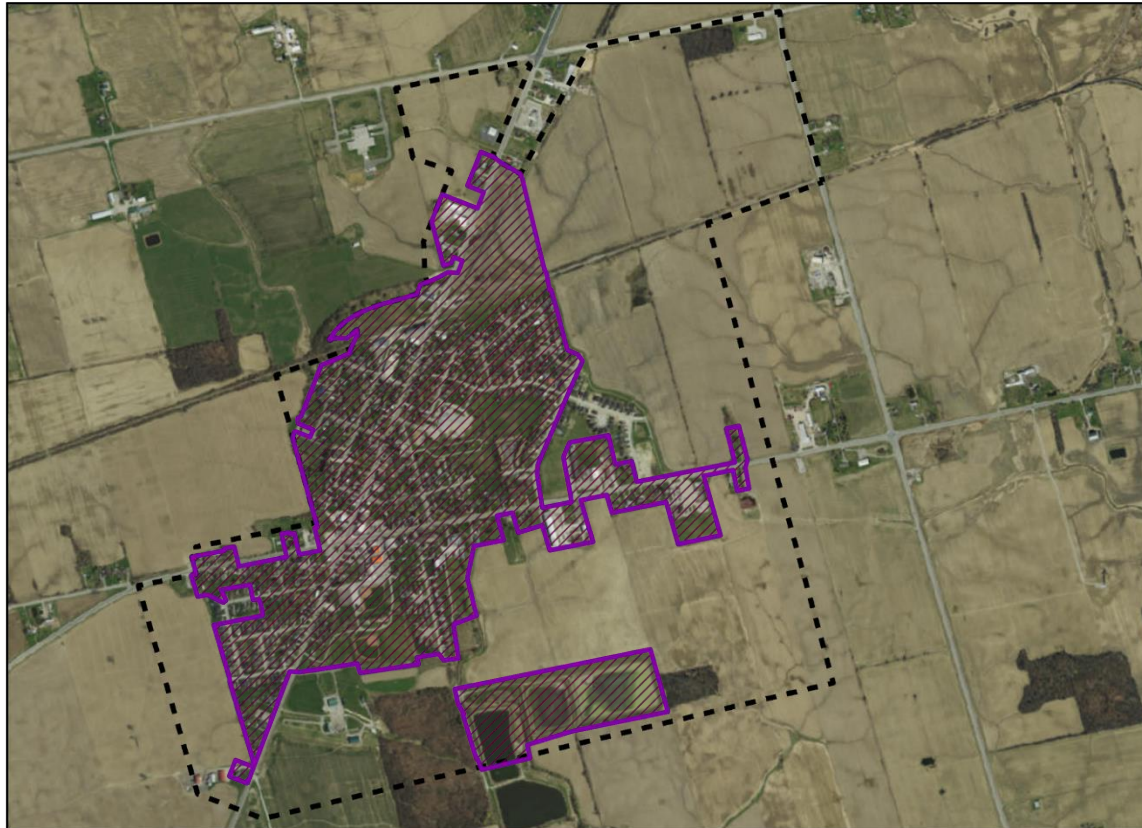
## Existing Urban Area

	Existing Supply	Equivalency	Adequacy	Plant Expansion Requirement
Employment	69 hectares <ul style="list-style-type: none"><li>• Core: 61 ha</li><li>• Non-core: 8 ha</li></ul>	1,030 jobs	Oversupply	3.5x
Residential	113 hectares	5,200 people	Oversupply	

## Urban Area

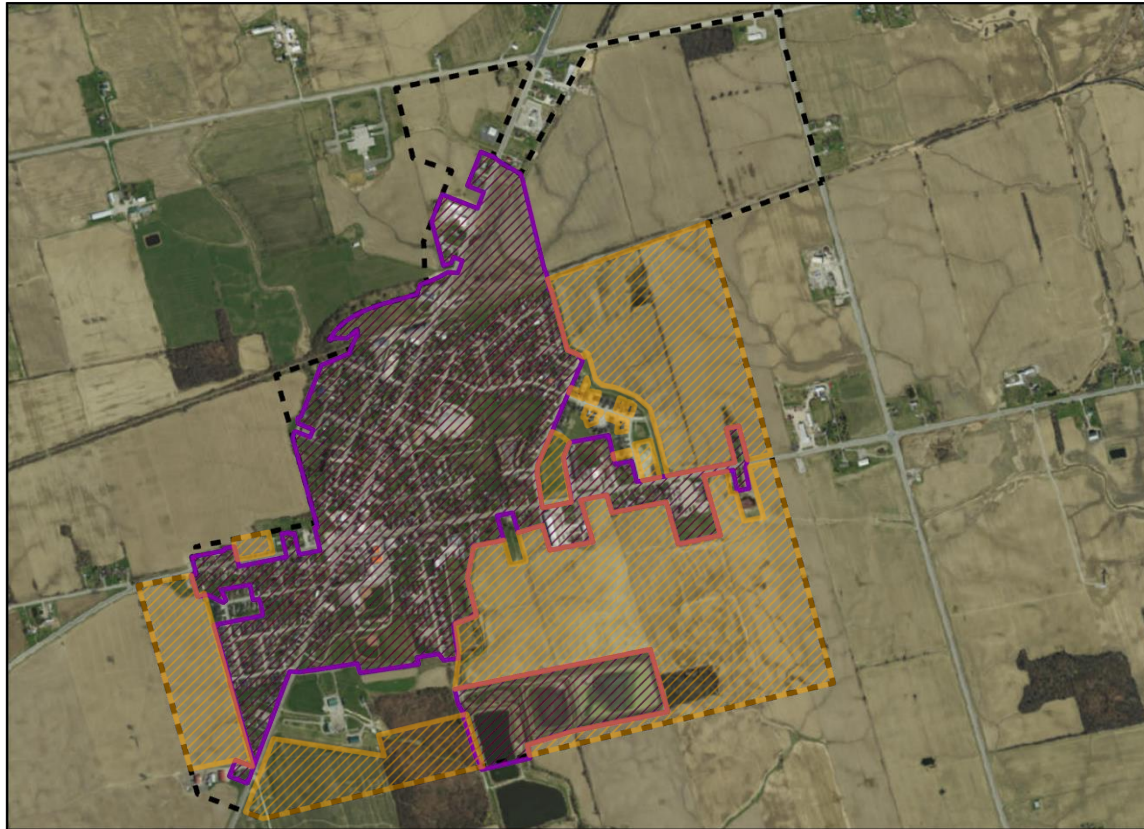


## Built Boundary

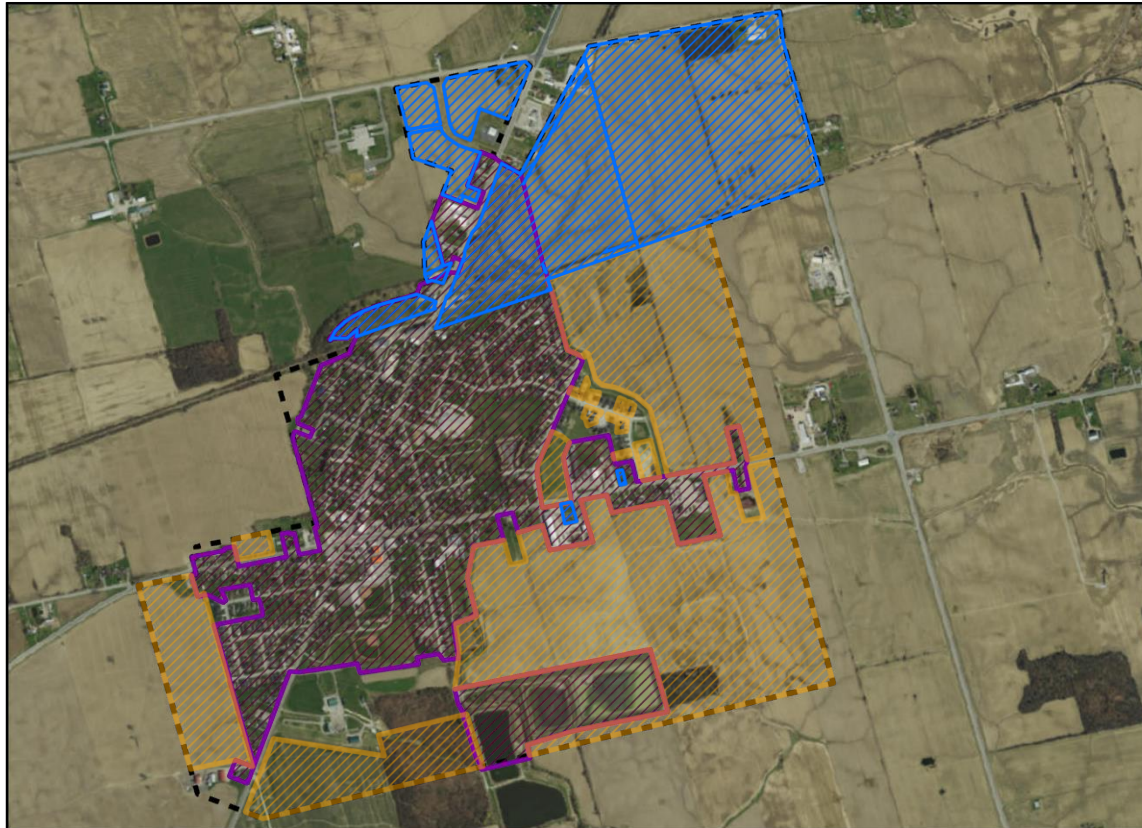




## Greenfield - Residential

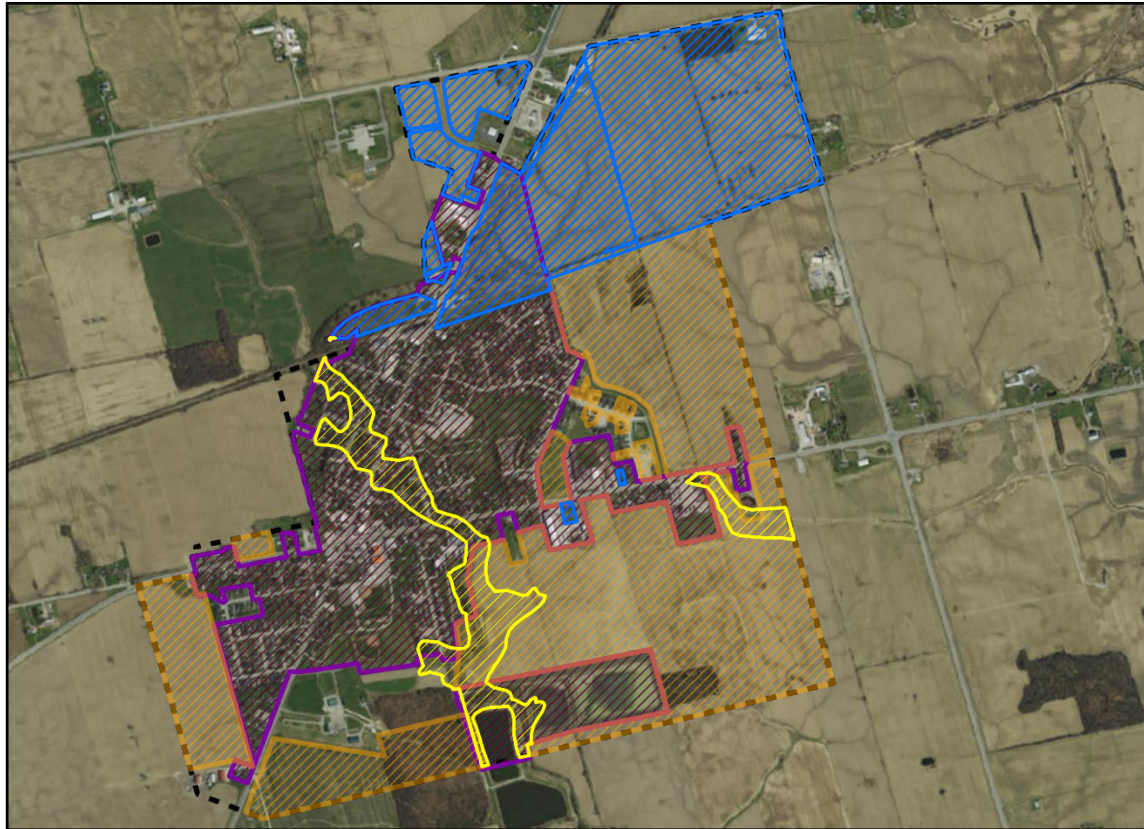


## Greenfield - Employment





## Constraints – Floodplain & Natural Areas





# Townsend

- Area with very limited historical demand
- Majority of designated residential lands are owned by Province
- Development interests within the community limits growth potential
- Uncertainty in terms of future developments
- Significant servicing capacity that is underutilized and could be used as part of the Jarvis sewage treatment solution
- Significant oversupply of residentially designated lands in this community - if maintained, will limit expansion opportunity in other areas
- Candidate for urban boundary **compression**

# Townsend

## Existing Urban Area

	Existing Supply	Equivalency	Adequacy	Plant Expansion Requirement
Employment	0 hectares	0 jobs	Inadequate	No expansion required
Residential	152 hectares	7,000 people	Oversupply	

## Urban Area

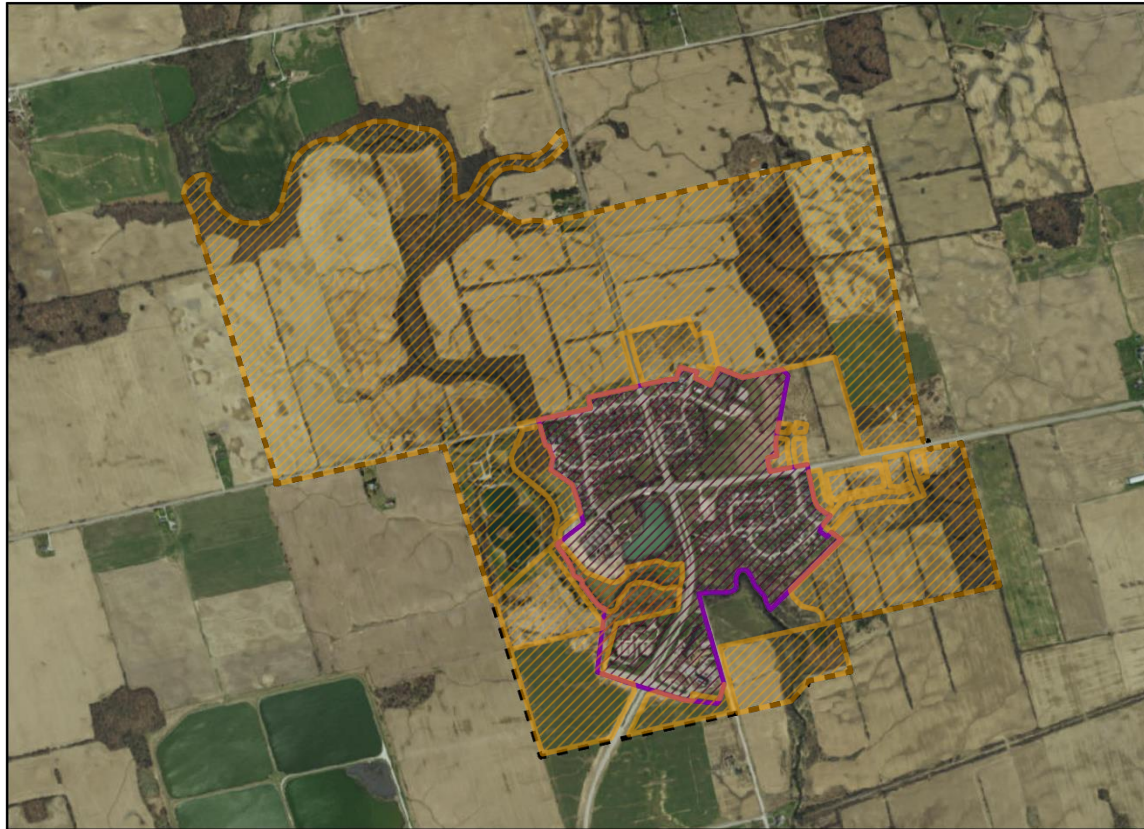




## Built Boundary

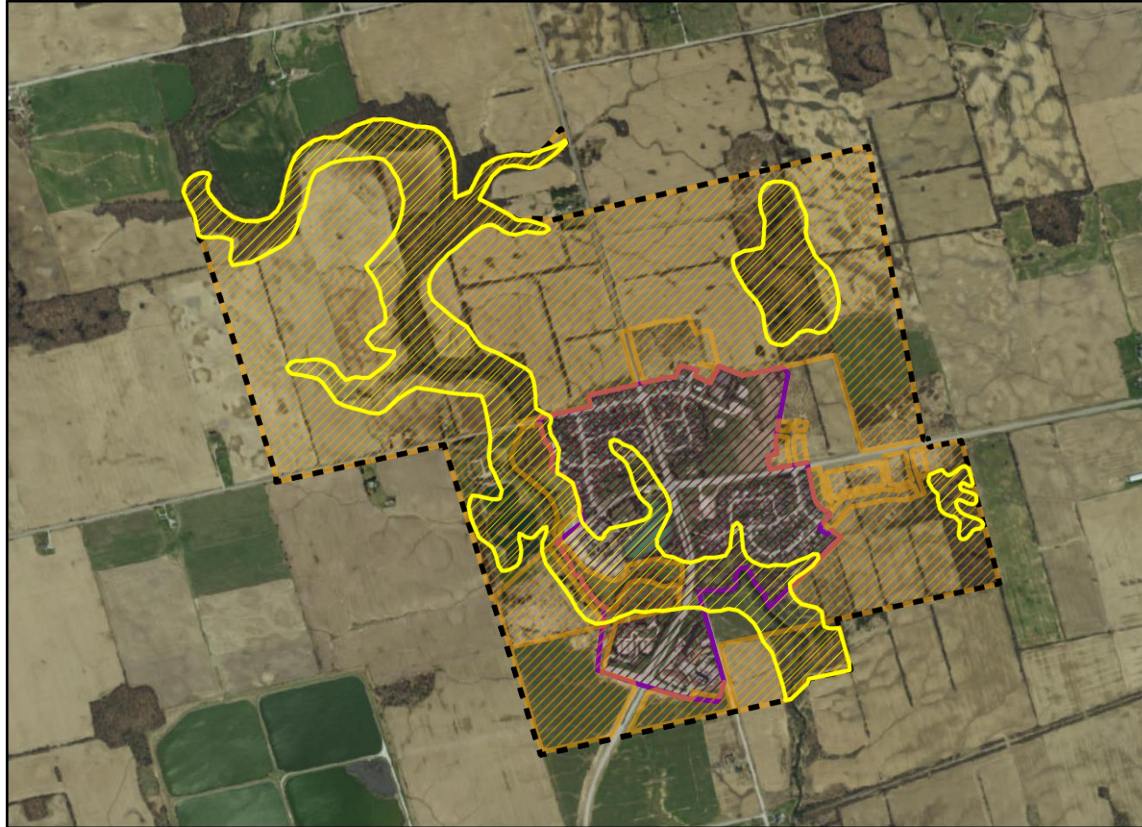


## Greenfield - Residential





## Constraints – Floodplain & Natural Areas





# Alignment to P2G Requirements

- Places to Grow (P2G):
  - Population Increase = 16,500 (360 ha)
  - Employment Increase = 5000 (330 ha)
  - Total Land Supply = 700 ha.
- Current Approved Land Budget (Official Plan)
  - Additional Population = 696 ha (includes approximately 42 ha of infill)
  - Additional Employment = 267.5 ha (excludes LEIP @ 1,682 ha)
  - Total Land Supply = 963.5 ha
- Proposed Land Budget
  - By applying principles and aligning serviceability, surplus of employment and residential lands will still exist
  - Net supply will be reduced through the exercise but still exceeds County needs
    - Plan is pragmatic and reflects what is happening on the ground
  - Continued existence of excess lands will present challenges moving forward with the Province

# Next Steps

- Complete update to Population, Household and Employment Forecasts (project initiated with Watson)
  - Updated forecasts will be used to confirm analysis completed to date; make adjustments where necessary (in line with 2016 Census and Province's Land Needs Methodology); update facts and figures
- Council approval of principles in 2018 and apply to the OP update process in 2019 to determine what lands to be added / removed from urban areas
- Confirm all work completed with Province's Land Needs Methodology (now in effect)
- Complete detailed work plan to create justification analysis for boundary expansion in specific urban areas. Project scope is anticipated to require:
  - Sub-watershed study (CA to contribute to project scope)
  - Natural Heritage / Environmental Impact Study
  - Agricultural Impact and Minimum Distance Separation Assessment
  - Preliminary Archaeological and Cultural Assessment
  - Transportation Study / Analysis (Update to MSP)
  - Water and Wastewater analysis (in house)
  - Financial Impact Assessment
- All work will be incorporated into work plan for County's Municipal Comprehensive Review (to be part of OP Update - 2019)