



**Township of Southwold New Official Plan
Allocation of Designated Growth Areas**

PREPARED BY



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1.0 Introduction

The purpose of this report is to provide support for designating residential growth areas in the Draft Official Plan. Statistical and other information in this report relies on the information contained in the Demographic Profile, Population Projections and Housing Needs Report (DPH) and the Resources Report (RR) prepared in support of the policies in the Draft Official Plan.

The DPH and RR reports review the Provincial Policy Statement 2005 (PPS) requirements that affect local development policies and these reports recommend policy directions consistent with the PPS. This report focuses on the requirements of Section 1.1.3.9 of the PPS. Section 1.1.3.9 contains policies which guide the identification of settlement areas and the expansion of settlement area boundaries.

This report demonstrates that no expansion of the gross residential land supply or designated residential growth areas in the existing Official Plan is proposed in the Draft Official Plan. The total designated residential growth area within settlement area boundaries is reduced in the Draft Official Plan.

The proposed designated residential growth areas in the Draft Official Plan are more consistent with the requirements of section 1.1.3.9 of the PPS than the designated residential growth areas in the existing Official Plan. The proposed designated residential growth areas:

- direct development to lower priority agricultural lands where residential development is more appropriate than agriculture;
- promote a more competitive housing market; and
- meet business plans of land owners who wish to proceed with development in a timely manner.

2.0 The Demographic Profile, Population Projection and Housing Needs Report (DPH)

The DPH report contains population projections and housing needs. The residential land needs analysis in this report identified that the existing Official Plan has a surplus of designated growth areas under the 'Hamlet' and 'Rural Development Area' designations and that down designation of lower priority 'Hamlet' and 'Rural Development Area' designations should be considered.

The DPH analysis shows that no additional lands are required in the inventory of residential designated growth areas and states that down designation of lower priority 'Hamlet' and 'Rural Development Area' designations should be considered.

Figure 19 the 'Gross Residential Land Supply Inventory' is from the DPH report. Figure 19 identified vacant land within settlement areas zoned for development, agricultural land within settlement areas and the total residential land supply in the existing Official Plan.

Figure 19
Gross Residential Land Supply Inventory
Southwold Township, August 2007

<u>Municipality</u>	<u>Designation</u>	<u>Acres</u>	<u>Hectares</u>
Vacant Land within Settlement Boundaries Zoned for Development			
Ferndale & Lynhurst	Urban Development Area	1.5	0.6
Fingal	Hamlet	3.9	1.6
Frome	Rural Development Area	0.8	0.3
Iona	Hamlet	1.4	0.6
Iona Station	Hamlet	-	-
Lawrence Station	Rural Development Area	-	-
Paynes Mills	Hamlet	-	-
Shedden	Hamlet	4.0	1.6
Southwold Station	Rural Development Area	-	-
Talbotville	Hamlet	3.7	1.5
Village of Port Stanley	Rural Development Area	-	-
Total		15.3	6.2
Agricultural Land within Settlement Boundaries			
Ferndale & Lynhurst	Urban Development Area	5.9	2.4
Fingal	Hamlet	98.4	39.8
Frome	Rural Development Area	98.5	39.8
Iona	Hamlet	7.2	2.9
Iona Station	Hamlet	30.6	12.4
Lawrence Station	Rural Development Area	6.8	2.8
Paynes Mills	Hamlet	51.2	20.7
Shedden	Hamlet	228.1	92.3
Southwold Station	Rural Development Area	13.9	5.6
Talbotville	Hamlet	265.4	107.4
Village of Port Stanley	Rural Development Area	4.3	1.7
Total		810.3	327.8
Total Residential Land Supply			
Ferndale & Lynhurst	Urban Development Area	7.3	3.0
Fingal	Hamlet	102.3	41.4
Frome	Rural Development Area	99.2	40.2
Iona	Hamlet	8.6	3.5
Iona Station	Hamlet	30.6	12.4
Lawrence Station	Rural Development Area	6.8	2.8
Paynes Mills	Hamlet	51.2	20.7
Shedden	Hamlet	232.0	93.9
Southwold Station	Rural Development Area	13.9	5.6
Talbotville	Hamlet	269.1	108.9
Village of Port Stanley	Rural Development Area	4.3	1.7
Total		825.3	334.1

Source: Zelinka Priamo based on information from Appendix A

The statistics in Figure 19 are based on the detailed tables contained in 'Appendix A' in the DPH report, titled 'Detailed Tables, Residential Land Supply'.

The appendix tables in the DPH report list the 'Vacant Properties In Settlement Boundaries in Southwold Township Zoned for Development and the Gross Vacant Agricultural Land Within the Settlement Boundaries of Southwold Township'.

The appendix tables show that large areas of prime agricultural land without constraints are 'designated growth areas' as defined in the PPS 2005, in the existing Official Plan. 'Hamlets' and 'Rural Development Areas' have large areas of prime agricultural land designated growth area, notably Frome (39.8 ha), Iona Station (12.3 ha) and Paynes Mills (20.7 ha).

The Ferndale and Lynhurst 'Urban Development Area' has a settlement area of 45.2 ha and is built out. Development has occurred on full municipal services in the Ferndale and Lynhurst 'Urban Development Area'. The Port Stanley 'Rural Development Area' has a settlement area boundary of 59 ha with 1.7 ha of prime agricultural land without constraint.

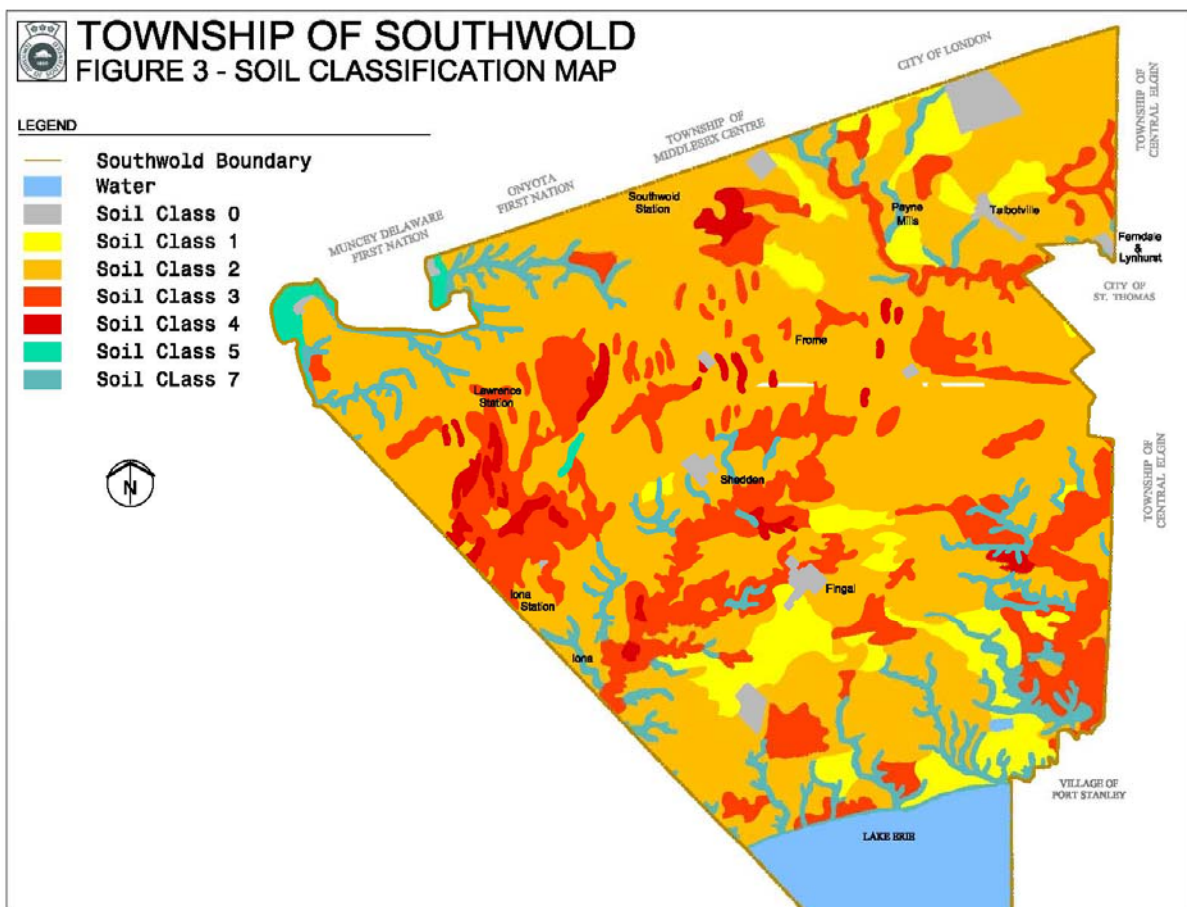
The new Official Plan process included meeting with the public, staff and Council. The 'Urban Development Area' designation on Ferndale and Lynhurst, the 'Hamlet' designation on Shedden and Fingal and the 'Rural Development Area' designation on the area north of Port Stanley were identified as high priority designations. Strong development interest was expressed on lands abutting Ferndale and Lynhurst, on lands in the existing designated growth area of Shedden and on land extending north of the Port Stanley 'Rural Development Area'.

Consideration for enlarging areas where there is development interest is warranted provided the gross inventory of residentially designated growth area is not exceeded or significantly reduced.

3.0 The Resources Report (RR)

Figure 3, Soil Classification Map from the RR report shows the Canada Land Inventory (CLI) mapping of the varying potential of specific areas for agricultural production. Very little land within the Township is outside the range of the prime agricultural land CLI soil class 1, 2 and 3.

With the exception of the 'Hamlet' designation north of Port Stanley the settlement areas are predominantly prime agricultural CLI soil class 1, 2 and 3. Soil class 7, the lowest soil capability and soil class 3, the lowest prime agricultural soil capability are found in the Hamlet designation north of Port Stanley.



4.0 Proposed Draft Official Plan Designated Growth Areas

Figure 5, compares settlement areas and agricultural land within the settlement areas between the existing Official Plan and the Draft Official Plan. The figure also shows the predominant CLI classification in which the settlement area is located.

This figure shows:

- A gross reduction of settlement area from 795.2 ha in the existing Official Plan to 719.0 ha in the Draft Official Plan.
- A gross reduction of agricultural land in settlement areas from 327.8 ha in the existing Official Plan to 296.6 ha in the draft Official Plan.
- No change of settlement area and agricultural land in the settlement areas of Talbotville, Shedden and Fingal.
- Decrease of settlement area and agricultural land in the settlement areas of Frome, Iona, Iona Station, Lawrence Station, Paynes Mills and Southwold Station. A total of 118.4 ha of CLI Class 2 and 3 soils are removed from the settlement area designation.
- Increase of settlement area from 45.2 ha in the existing Official Plan to 81.2 ha in the Draft Official Plan in Ferndale and Lynhurst Primary Settlement Area.
- Increase of CLI Class 2 agricultural land from 2.4 ha in the existing Official Plan to 38.4 ha Class 2 agricultural land in Ferndale and Lynhurst settlement area.
- Increase of settlement area from 59.0 ha in the existing Official Plan to 89.0 ha in the Draft Official Plan in the area north of Port Stanley Hamlet Settlement Area.
- Increase of CLI Class 3 agricultural soil from 1.7 ha in the existing Official Plan to 11 ha CLI Class 3 agricultural soil in the Draft Official Plan in the area north of the Port Stanley hamlet settlement area.

5.0 Section 1.1.3.9 of the Provincial Policy Statement 2005 (PPS)

The PPS requirements that affect local residential land development policies are contained in the DPH and RR reports. Section 1.1.3.9 of the PPS requires planning authorities to identify settlement areas and to justify settlement area boundary expansions.

Section 1.1.3.9 states:

1.1.3.9 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:

- a) sufficient opportunities for growth are not available through *intensification, redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
- b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term and protect public health and safety;
- c) in *prime agricultural areas*:
 1. the lands do not comprise *specialty crop areas*;
 2. there are no reasonable alternatives which avoid *prime agricultural areas*; and
 3. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*; and
- d) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

The proposed new Draft Official Plan is more consistent with Section 1.1.3.9 in the PPS than the existing Official Plan.

- The proposed Official Plan reduces designated residential growth areas and settlement boundaries in comparison to the areas and boundaries in the existing Official Plan.

Sufficient opportunities for growth are available through the designated residential growth areas in both the existing Official Plan and the proposed Draft Official Plan to accommodate the projected needs over the identified planning horizon.

- Infrastructure and public service facilities are available in the proposed primary settlement areas of Shedden, Fingal, Talbotville, Ferndale and Lynhurst. Ferndale and Lynhurst settlement area is serviced by municipal water and municipal sanitary sewers.

The proposed hamlet designation north of Port Stanley is desirable for residential development. The area is serviced by piped water and has the potential for future connection to the sanitary servicing system of Central Elgin Township (Port Stanley).

The Draft Official Plan proposes to direct development to settlement areas with adequate infrastructure and public services facilities.

There is potential for future connections to the sanitary servicing systems of St. Thomas and Central Elgin Township (Port Stanley).

- There are no identified specialty crop areas in Southwold Township. Southwold Township is a prime agricultural area with predominantly CLI Class 2 soils.

Lower priority 'Hamlet' and 'Rural Development Area' designated lands are proposed to be down designated in the Draft Official Plan. These lower priority areas correspond with the highest CLI class soils that have not been impacted by development in adjacent settlement area.

Lower capability Class 3 and Class 7 soils predominate in the proposed hamlet designation north of Port Stanley. Adverse topography (steep slopes) hinders agricultural activity on lower CLI Class soils in this proposed hamlet designation.

Historically the area north of the Port Stanley 'Rural Development Area' has been designated for non-farm residential growth. Allowing residential development in this area will not conflict with the Provinces and Township's agricultural goals. The proposed Draft Official Plan incorporates approximately 11 ha of land with development potential. The balance of the lands is subject to hazard and natural heritage constraints and large areas are subject to the Kettle Creek Conservation Authority Development Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation.

The Draft Official Plan proposes an extension of the existing Ferndale and Lynhurst settlement area. This area is 36 ha in size and has CLI Class 2 soils. The proximity of this area to the built up areas of Ferndale and Lynhurst and the City of St. Thomas is a major constraint on agricultural activity. There are no natural hazards or natural heritage constraints in this area.

The Draft Official Plan proposes to direct development away from the best prime agricultural soil to an established primary settlement and to an established hamlet settlement. Agricultural activity is constrained in both settlement areas.

6.0 Summary

This report serves as a basis for the allocation of designated residential growth areas in the Draft Official Plan. The information and analysis contained in the DPH and RR reports has been applied to develop the proposed development areas.

The total designated residential growth area and prime agricultural land within the settlement area boundaries has been reduced. Residential growth is directed away from the best prime agricultural lands to areas which are characterized by constraints on agricultural activity and lower CLI Class soils.

The area north of Port Stanley and the area between Ferndale and Lynhurst and the Talbot Line are proposed extensions to existing designated residential growth areas. The existing designated residential growth areas and settlement area boundaries of Paynes Mills, Frome, Southwold Station, Iona, Iona Station and Lawrence Station are reduced to the extent of existing built up areas. Previously designated expansion areas for these settlements are re-designated to "Agricultural". The designated residential growth areas of Shedden, Fingal and Talbotville remain largely the same size in the proposed Draft Official Plan as they are in the existing Official Plan although boundaries have been refined to better reflect physical features and property lines. The Talbotville settlement area, which has the best potential for future servicing by full municipal services, has been expanded to include lands lying between Ford Road and Talbot Line, but has been reduced in extent at its westerly and southwesterly extremities.

Vacant Properties In Settlement Boundaries in Southwold Township Zoned For Development

Location	Address / Location	Frontage Feet	Depth Feet	Area Acres	Zone	Allowed Use
Ferndale & Lynhurst	PLAN M88 BLOCK 67			0.4	OS2	Farm Use
Ferndale & Lynhurst	LYNHURST PARK DR	71.48		0.3	R1-30	Single Detached Dwelling (garden Suite)
Ferndale & Lynhurst	LYNHURST PARK DR	75	130	0.2	R1-30	Single Detached Dwelling (garden Suite)
Ferndale & Lynhurst	41381 MAJOR LINE	101.2		<u>0.6</u>	R1 at front	Residential Use
Subtotal				1.5		
Fingal	Part of 7985 CHURCH ST & MILLPARK ST W/S			<u>3.9</u>	R1	Residential Use
Subtotal				3.9		
Frome	37387 TALBOT LINE	109.5	302.53	0.8	OS1	Farm Use and Rural Residential
Subtotal				0.8		
Iona	33250 QUEEN ST(SOUTHWOLD)	66	82.5	0.1	R1	Residential Use
Iona	PLAN 3 LOT 6 PT LOT 5;RP 11R7210 PART 3	125.11		0.5	R1	Residential Use
Iona	IONA RD E/S	82.5	139.14	0.3	R1	Residential Use
Iona	PLAN 3 LOT 3 ETL	82.5	264	<u>0.5</u>	R1	Residential Use
Subtotal				1.4		
Shedden	35847 ROSE AVE	130	196.5	0.6	R1	Residential Use
Shedden	JOHN ST	27.2	108.7	0.7	R1	Residential Use
Shedden	JOHN ST(SHEDDEN)	132		1.1	R1	Residential Use
Shedden	UNION RD(SOUTHWOLD)	105		0.4	OS1	Farm Use and Rural Residential
Shedden	9682 FRANCIS ST(SHEDDEN)	132	329.84	1.0	OS1	Farm Use and Rural Residential
Shedden	35788 TALBOT LINE	40	111	<u>0.1</u>	OS1-44 & OS1	Residential Use and candle making
Subtotal				4.0		
Talbotville	40000 TALBOT LINE	87.98		1.7	R1	Residential Use
Talbotville	10772 SUNSET RD	220.66		2.0	R1	Residential Use
Talbotville	CON ENBTR PT LOT A	161.65	157.21	<u>0.1</u>	OS2	Farm Use
Subtotal				3.7		
Grand Total				15.2		

Note: Former Railway lines are not included as vacant land
 Source: Zelinka Priamo based on information from the Township of Southwold and site visits

Gross Vacant Agricultural Land within the Settlement Boundaries of Southwold Township

Location	Settlement Designation	Settlement Boundary	Agricultural Land in	Constraints ¹	Woodlot	Water	Conser-	Hydro	Agricultural Land Without	
		Area	Settlement		Constraint	Constraint	vation	Constraint	Constraints	
		Sq. M	Sq. M		(coverage)	(Reg Limit)	Authority	(30m)	Sq. M	Acres
Ferndale & Lynhurst	Urban Development Area	452,382	23,714	None	-	-		-	23,714	5.9
Fingal	Hamlet	919,825	421,774	Water Course 410.9m	-	23,467	LTVCA	-	398,307	98.4
Frome	Rural Development Area	543,508	412,304	Hydro Lines 455.1m	-	-		13,653	398,651	98.5
Iona	Hamlet	85,711	39,434	Woodlot and Regulation Limit	1,940	8,298	LTVCA	-	29,195	7.2
Iona Station	Hamlet	177,628	129,464	Hydro Lines 185.4m	-	-		5,562	123,902	30.6
Lawrence Station	Rural Development Area	73,733	27,615	None	-	-		-	27,615	6.8
Paynes Mills	Hamlet	651,005	294,951	Woodlot with stream 147.5m, Com. Tower, Hydro Lines 97.42m	26,179	58,416	KCCA	2,923	207,434	51.2
Shedden	Hamlet	1,882,511	1,195,389	Woodlots, Water Courses & Hydro Lines 824.5m	98,125	149,210	LTVCA	24,735	923,319	228.1
Southwold Station	Rural Development Area	102,814	78,621	Water Course 370.9m	-	22,285	LTVCA	-	56,336	13.9
Talbotville	Hamlet	2,471,734	1,579,461	Woodlots, Water Courses 864m, Hydro Lines 534.5m	315,552	173,520	KCCA	16,035	1,074,355	265.4
Village of Port Stanley	Rural Development Area	590,470	506,611	Woodlots and Water Courses 493.1m	240,716	248,584	KCCA	-	17,311	4.3
Total		7,951,321	4,709,338		682,511	683,779		62,908	3,280,140	810.2

¹ Length of water course is total length outside of woodlot area. Length of Hydro Line is total length outside of environmental areas
 Note: Area of Constraint values are only approximations and are subject to change
 Water constraint is the area of the Lower Thames Valley Conservation Authority or Kettle Creek Conservation Authority Regulation Limit
 Source: Zelinka Priamo based on information from the Township of Southwold and site visits