



Township of Southwold Official Plan Review

Council Presentation
August 22, 2019



Outline

1. Background
2. Policy Context
3. Emerging Issues and Policy Directions
4. Next Steps



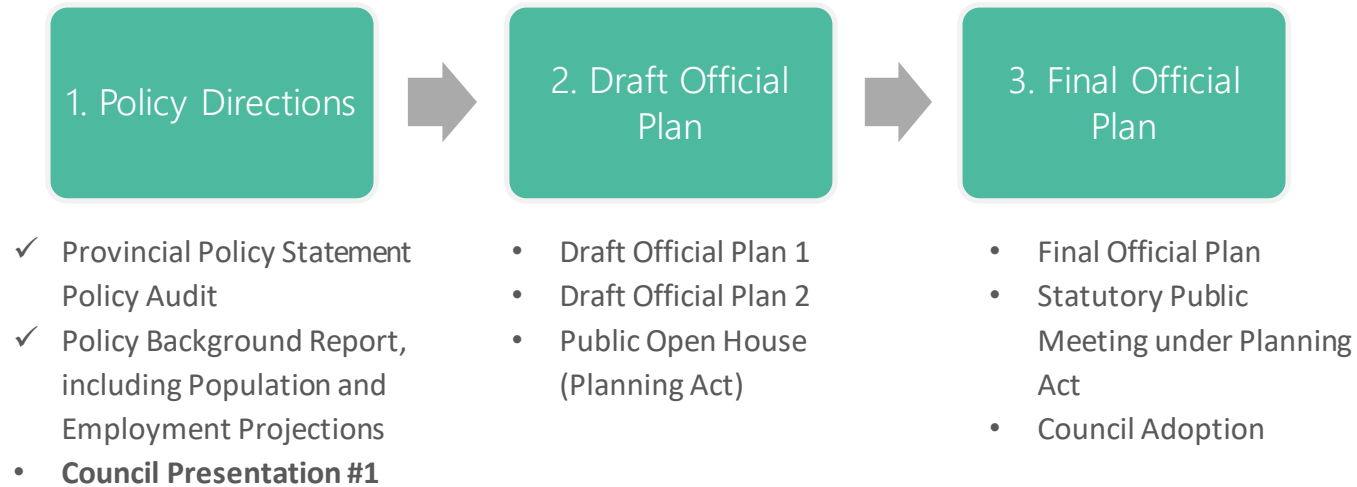
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Background

Official Plan Review Background

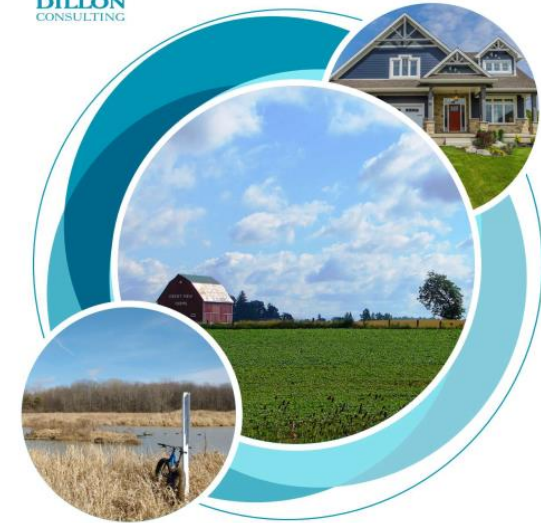
- In 2019, the Township launched its OP Review project
- Current OP was adopted in 2011 and approved in 2013
- Since the adoption of the Plan, there have been a number of important changes which underpin the need for an updated OP
 - Township is facing a number of emerging growth management pressures
 - New Provincial Policy Statement
 - New County Official Plan

Official Plan Review Process



Tonight's Presentation

- Purpose of Tonight's presentation is to highlight the draft key findings from Phase 1 Policy Directions Report



Township of Southwold
Official Plan Review

Draft Policy Background Report

August 2019



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Policy Context

What is an Official Plan?

- An Official Plan is created under the authority of the Planning Act
- Provides a long term vision for land use, growth and development
- A tool to help guide infrastructure investment and also can be used to attract private sector investment
- Not a static document - expected to change over time to respond to evolving conditions

Provincial Policy Statement

- The Planning Act allows the Province to issue the Provincial Policy Statement (PPS)
- The PPS states that municipal Councils shall be consistent with the policies of the PPS when making decisions
- The PPS provides “top-down” policy direction for:
 - Building strong and healthy communities
 - Wise management of resources
 - Protecting public health and safety
- One of the main vehicles for implementing the PPS is through the Township’s Official Plan
- In late July, 2019 the Province released a draft update to the PPS which (once finalized) will need to be addressed in the Township’s OP once finalized



2014 Provincial Policy Statement

Under the *Planning Act*

Ontario.ca/PPS



County Official Plan

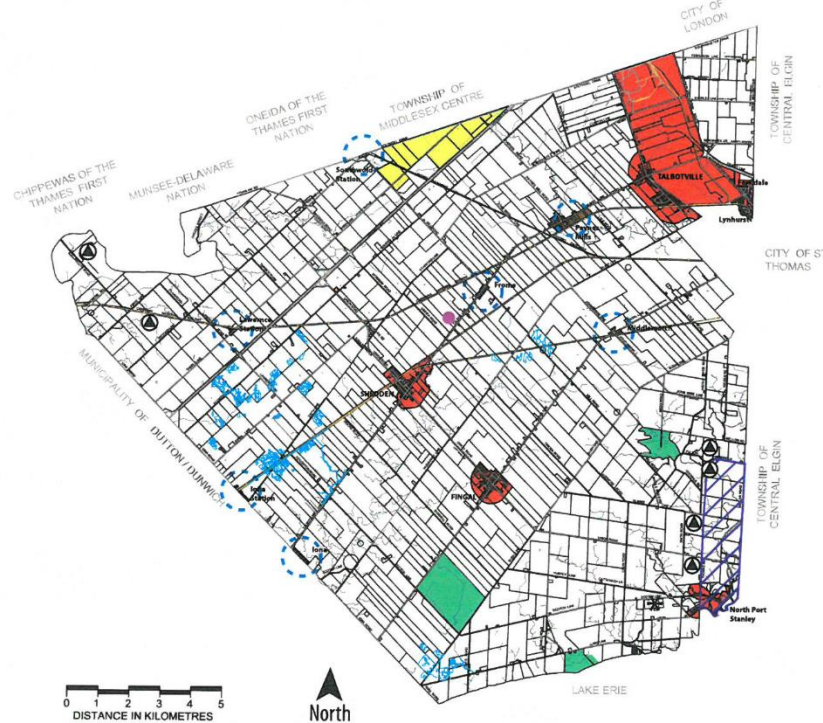
- County OP implements the 2014 PPS
- Based on a 2031 planning horizon
- For the purposes of the Township's OPR, there are several areas to consider:
 - Growth management based on hierarchy of settlement areas
 - County's natural heritage system is being reviewed and Township OP's natural heritage system should align with County's
 - Similar approach for agricultural system mapping
 - County OP policies for protection/conversion of employment lands

Current Township Official Plan

TOWNSHIP OF SOUTHWOLD

Official Plan
Schedule 'A'
Land Use

July 26, 2013



- Based on 2005 PPS
- Time horizon (2006-2026)
- Growth directed to settlement areas
 - Talbotville
 - Shedden
 - Fingal
 - North Port Stanley
- Growth is restricted in Hamlets
 - Frome
 - Iona Station
 - Lawrence Station
 - Paynes Mills
 - Southwold Station





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Emerging Issues and Policy Directions

Emerging Issues and Policy Directions

- Review considers:
 - Agriculture
 - Natural Heritage System
 - Natural Hazards
 - *Mineral Aggregate Resources*
 - Climate Change
 - Growth Trends and Growth Projections
 - Growth Management
 - *Municipal Infrastructure*

General Policy Alignment

- There are a number of opportunities to improve alignment of the current Official Plan policies with the Provincial Policy Statement and the County Official Plan.
- There are no significant gaps which contravene/oppose a particular matter of provincial interest, however since the Plan is based on the 2005 PPS there are a number of areas where increased clarity can help to improve alignment.

Agriculture

- Agriculture is the single largest land use in the Township
- Review of OMFRA's statistics for Southwold over 2006-2016 period present a relatively stability
- There are several emerging issues to be addressed:
 - Need for a robust policy to support on-farm diversification
 - Need for new policies to minimize potential for land use conflict between agricultural uses and settlement areas
 - Updated policies to address emergence of cannabis industry

Natural Heritage System

- The current natural heritage system (NHS) is based on a series of protected features
- Generally aligns with County OP mapping
- County is reviewing its NHS and new OP will need to align with any revisions to County system



Natural Hazards

- There is an opportunity to provide more clarity to the current mapping in the OP for the various natural hazards.
- The existing Schedule B-1 shows the entire overlay area as one feature
- May be useful to include an additional map illustrating the various hazards which comprise the overall overlay (e.g. flooding, erosion, dynamic beach hazard, etc.).



Climate Change

- Potential to consider a range of opportunities to mitigate and adapt to the effects of climate change, such as:
 - Focusing growth within established settlement areas and promoting compact, complete mixed use communities
 - Promotion of green infrastructure
 - Promotion of energy efficient building design
 - Protecting the agricultural land bases
 - Protecting and restoring natural areas and water systems, as well as increasing tree canopy cover
 - Promoting/improving active transportation networks/connections

Growth Management Policy Direction

- Of particular relevance for the Township's OP Review are the following policies:
 - Planning for an appropriate range of land uses
 - Making sufficient land available to accommodate an appropriate range and mix of land uses to meet projected 20 year growth
 - Settlement areas shall be the focus of growth
 - Growth should be directed to settlement areas with full municipal services
 - A settlement area may be expanded where sufficient opportunities for growth are not available over the planning horizon



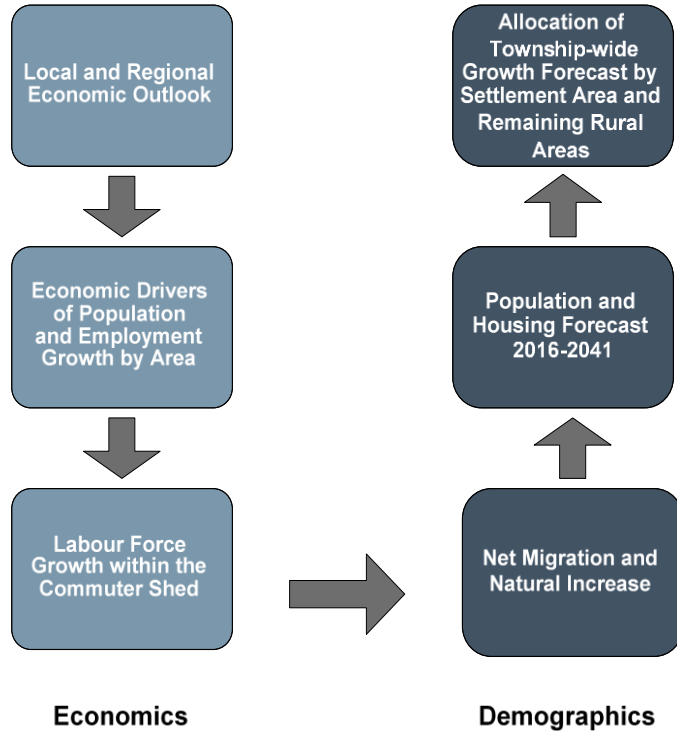
2014 Provincial Policy Statement

Under the *Planning Act*

Ontario.ca/PPS



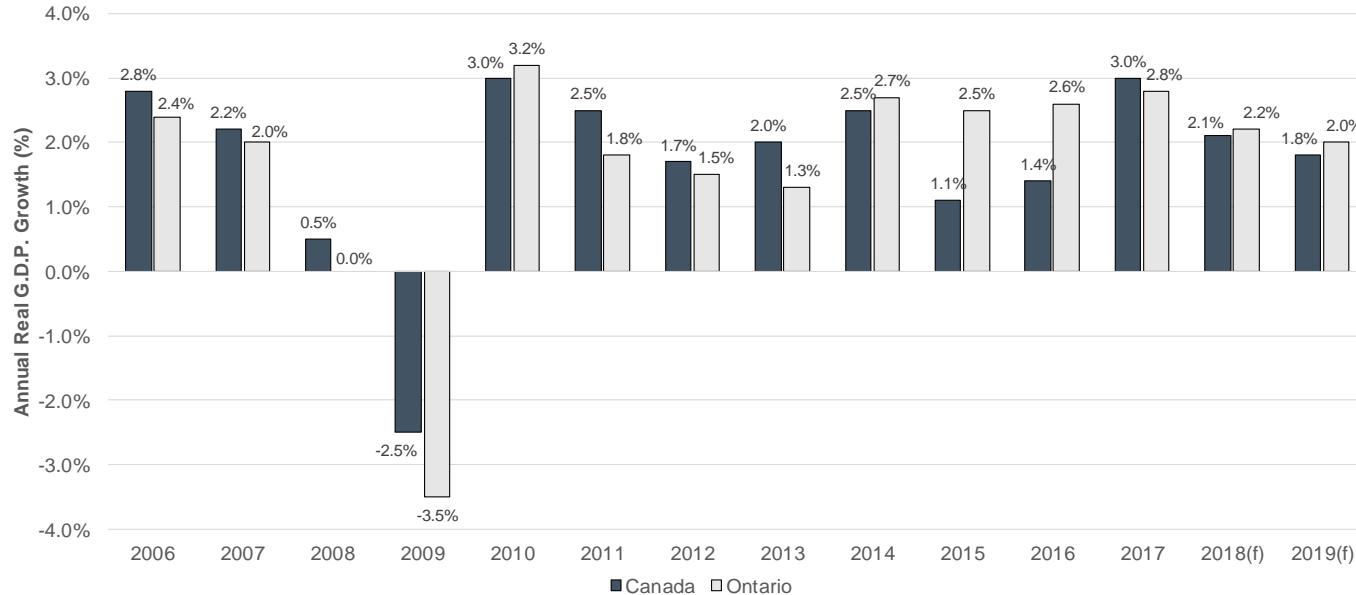
Approach to Growth Forecast



What drives population growth?

- Macro-economic factors (international/national/provincial)
- Economic growth within the broader regional area, which will drive net migration (London CMA/Elgin County)
- Local factors – demographic, economic and other considerations (supply of land, availability of infrastructure, etc.)

GDP Growth (Canada and Ontario)



- Ontario economy has undergone structural changes over past several decades
- Recovery from 2008/2009 was slow to materialize
- GDP growth is expected to ease to 1.3% by 2020

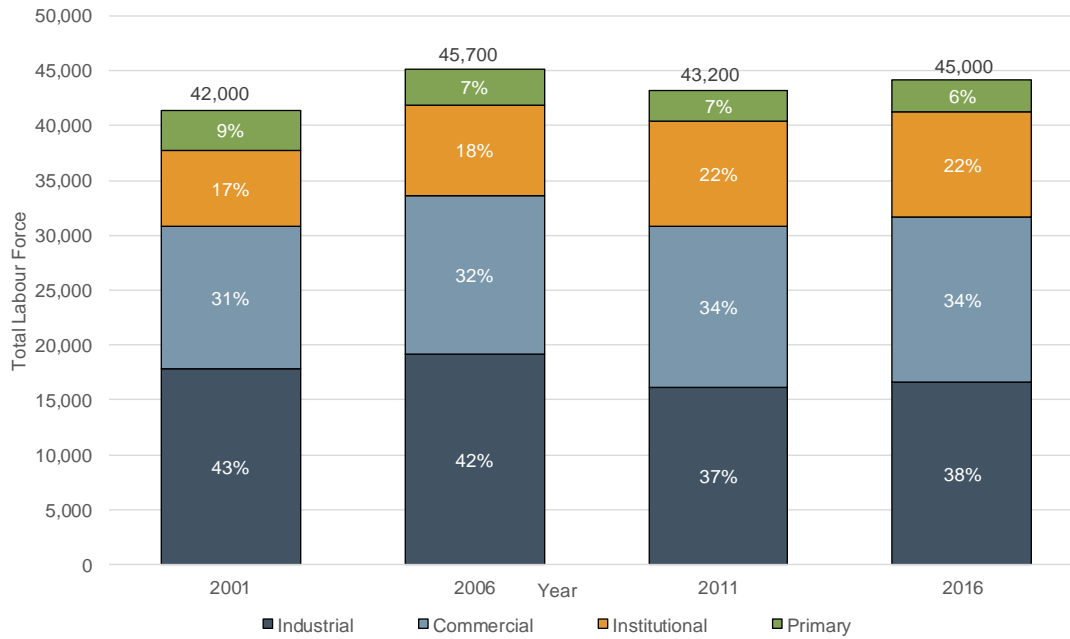
Macro-Economic Risks on the Horizon

- Risks of a slow-down resulting from international trade disputes/tariffs are real
- Increasing household debt across the Province, mainly driven with higher housing costs continue to be a major concern
- Potential for rising interest rates



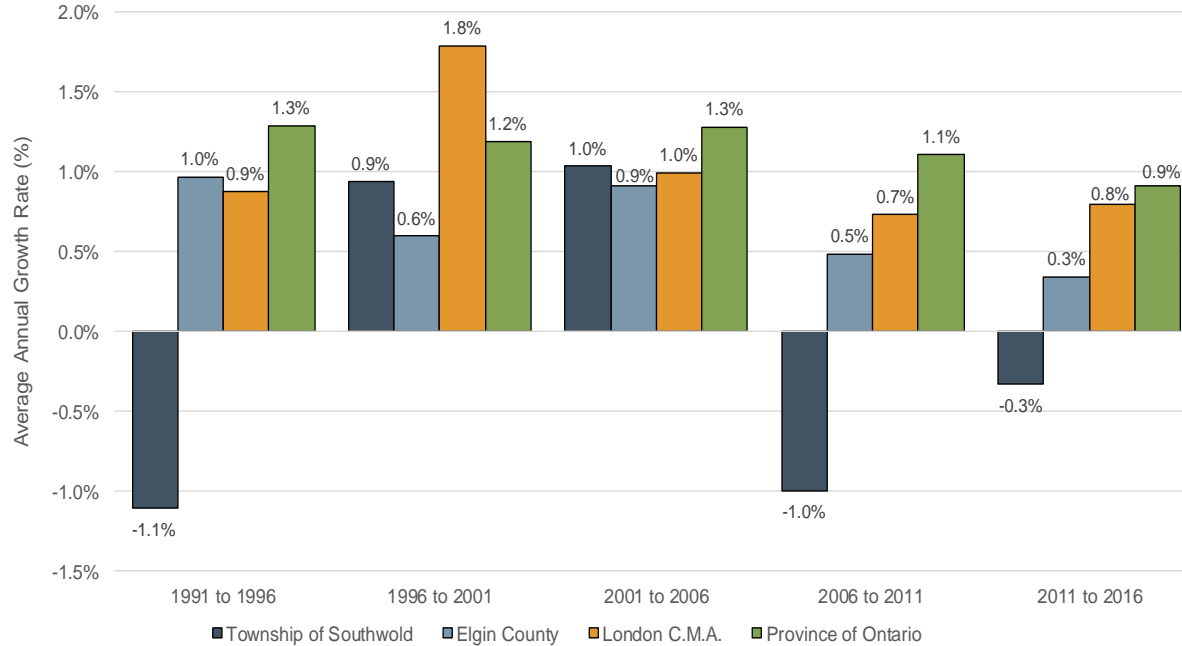
Regional Growth Trends (Labour Force Growth)

- Labour force in Elgin County has seen modest growth



Source: Data derived from Statistics Canada Census Profiles, 2001 to 2016 by Watson & Associates Economists Ltd., 2019.

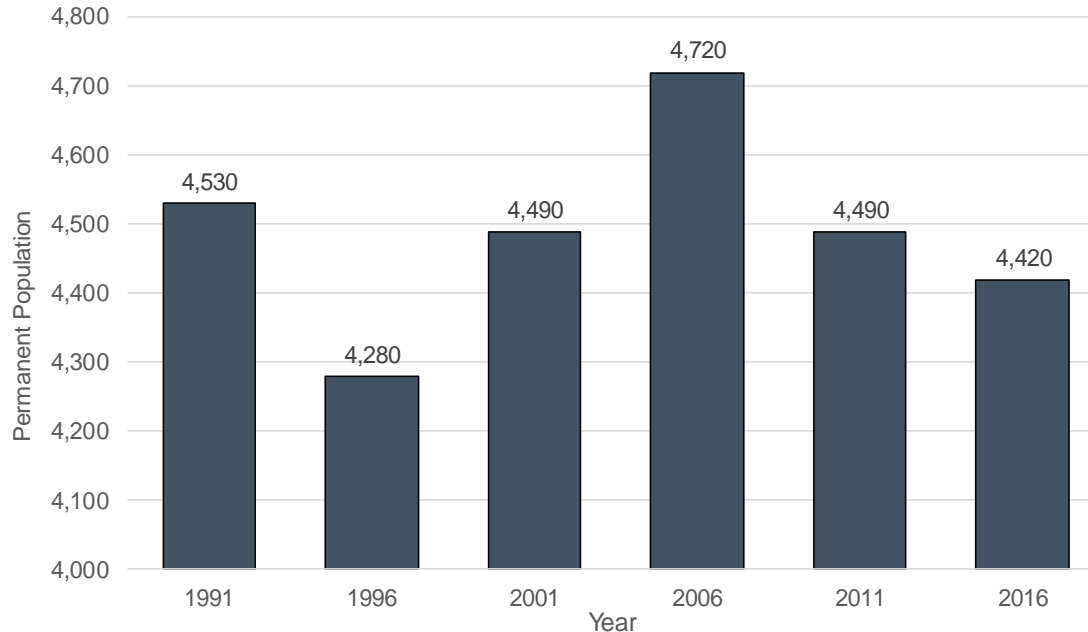
Regional Growth Trends (Population Growth Rates)



- Population growth rates have declined in Elgin and Southwold and generally below the Provincial average growth rates

Source: 1991 to 2016 Statistics Canada Census Profiles, by Watson & Associates Economists Ltd., 2019.

Historic Population Growth (Southwold)



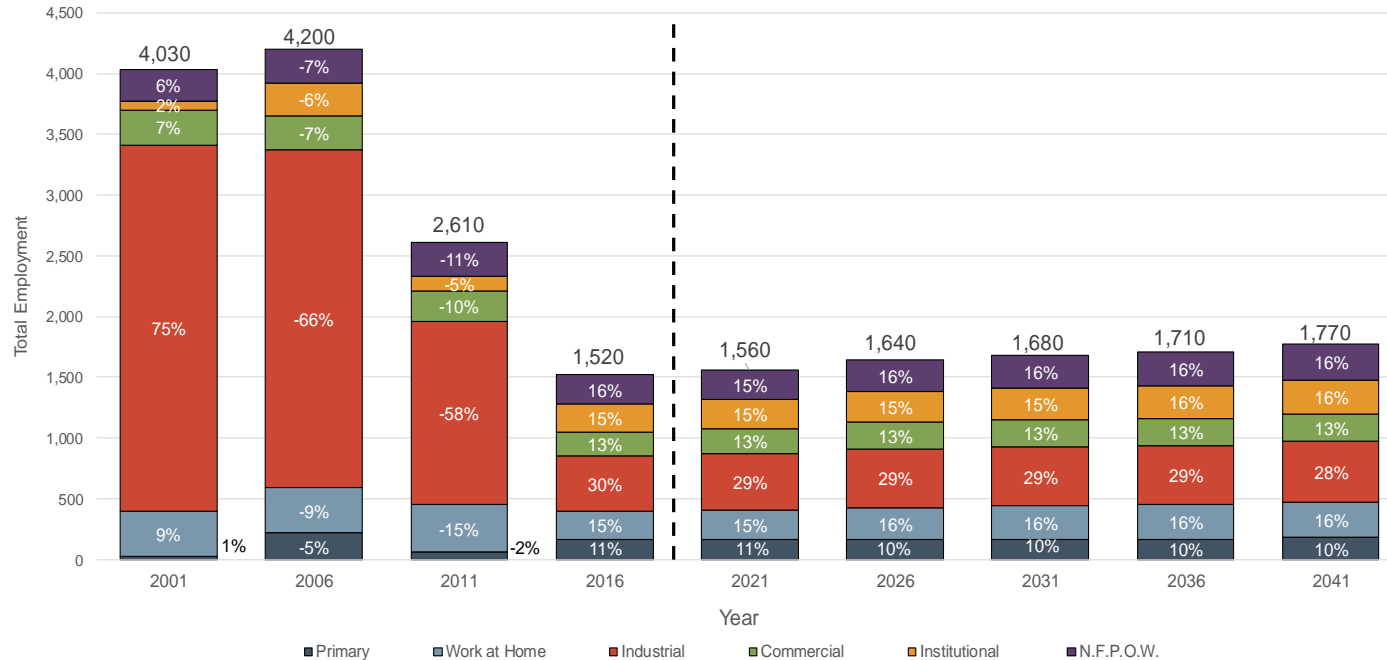
- Population in Southwold has declined over time
- Aging population and closure of Ford Plant are two major factors which explain this trend

Source: Data from Statistics Canada Census, 1991 to 2016 by Watson & Associates Economists Ltd., 2019.

Key Trends which influence the Forecast

- Ontario is growing at a modest pace and the London CMA is projected to grow in line with the Province's pace
- Southwold is positioned to capture a portion of this growth – recent investments in municipal infrastructure should see Southwold's population grow, reversing a historic trend of declining population growth
- New development will help to offset some of the impacts from an aging population
- The Township's ability to capture new employment opportunities would also help to further reinforce longer term growth prospects

Employment Forecast by Major Sector (Southwold)



Source: Historical Employment from Statistics Canada 2001 to 2016. Forecast is estimated by Watson & Associates Economists Ltd., 2019.

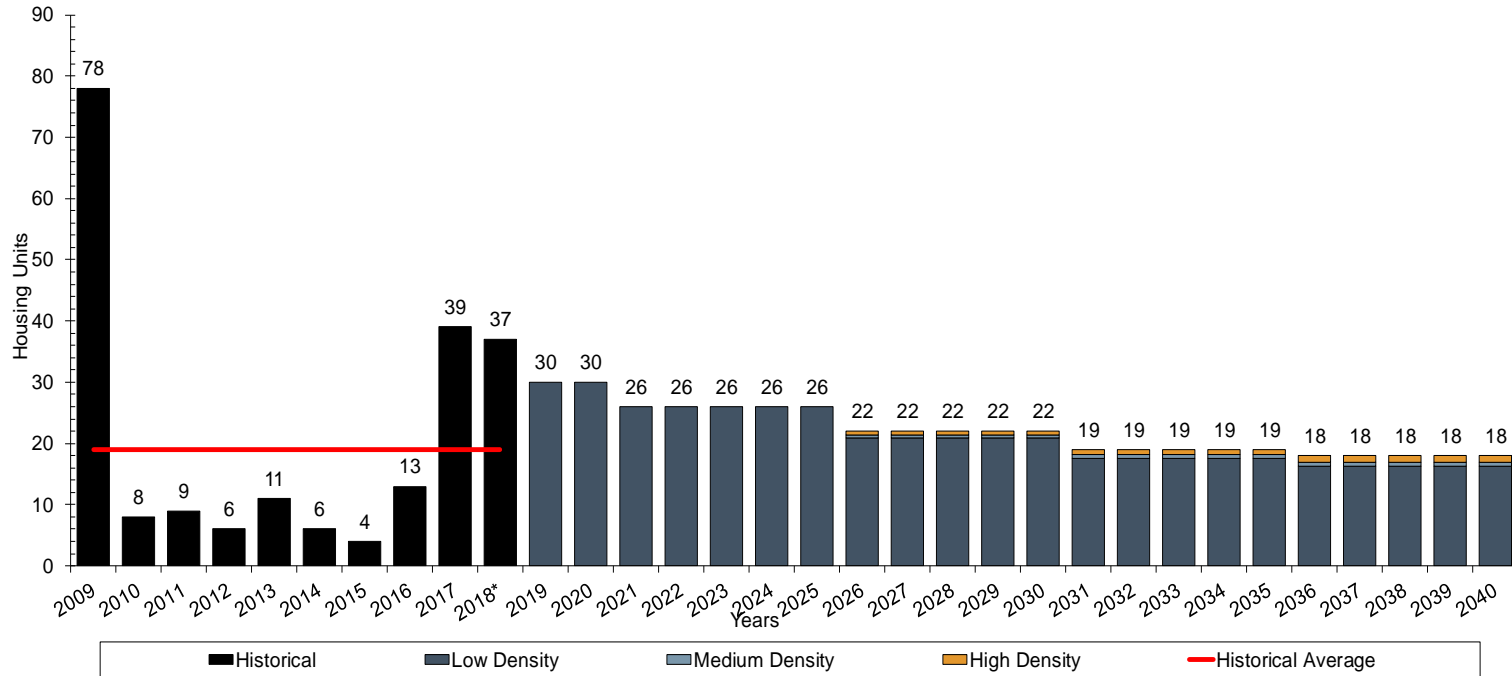
Note: Statistics Canada defines no fixed place of work (N.F.P.O.W.) as "persons who do not go from home to the same work place location at the beginning of each shift."

Population Forecast

Year		Population (Including Census Undercount)	Population (Excluding Census Undercount)
Historical	<i>Mid-2001</i>	4,660	4,490
	<i>Mid-2006</i>	4,900	4,720
	<i>Mid-2011</i>	4,620	4,500
	<i>Mid-2016</i>	4,570	4,450
Forecast	<i>Mid-2021</i>	4,780	4,650
	<i>Mid-2026</i>	4,950	4,820
	<i>Mid-2031</i>	5,080	4,950
	<i>Mid-2036</i>	5,180	5,040
	<i>Mid-2041</i>	5,250	5,120
Incremental	Mid-2001 to Mid-2006	240	230
	Mid-2006 to Mid-2011	-280	-220
	Mid-2011 to Mid-2016	-50	-50
	Mid-2016 to Mid-2021	210	200
	Mid-2016 to Mid-2026	380	370
	Mid-2016 to Mid-2031	510	500
	Mid-2016 to Mid-2036	610	590
Mid-2016 to Mid-2041	680	670	

Source: Data from 2001 to 2016 from Statistics Canada Demography Division by Watson & Associates Economists Ltd., 2019.

Forecast Housing Demand



Source: Historical housing activity derived from Township of Southwold building permit data, 2007-2017.

* Growth forecast represents calendar year.

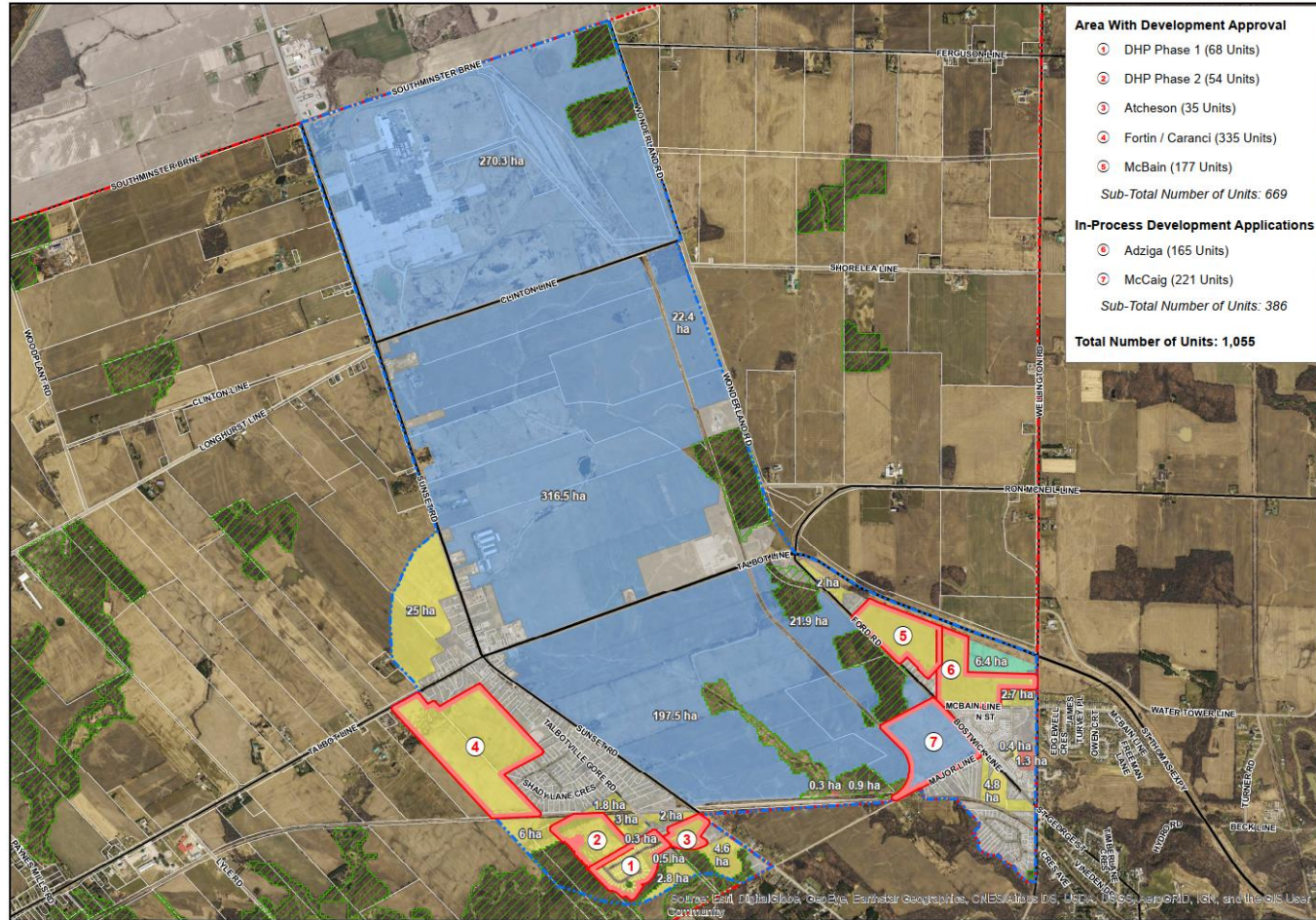
Growth Management (Residential Land Supply)

Settlement Area	Approved /In Process Development (units)	Vacant Land Potential (units)	Total (units)	Percent of Supply
Fingal	0	397	397	16%
Shedden	0	436	436	18%
Talbotville	1,055	547	1602	65%
North Port Stanley	0	43	43	2%
Hamlet Areas	0	n/a	20	1%
Sub-Total	1,055	1,423	2,478	100%

The approved and in-process development applications represent approximately 46 years worth of growth.

TALBOTVILLE, LAND SUPPLY

FIGURE 4-3



Area With Development Approval

- 1 DHP Phase 1 (68 Units)
- 2 DHP Phase 2 (54 Units)
- 3 Atcheson (35 Units)
- 4 Fortin / Caranci (335 Units)
- 5 McBain (177 Units)

Sub-Total Number of Units: 669

In-Process Development Applications

- 6 Adziga (165 Units)
- 7 McCaig (221 Units)

Sub-Total Number of Units: 386

Total Number of Units: 1,055

Land Supply Analysis

- Area with Development Approval
- Classified by OP Land Use 2013
- Vacant, General Commercial
- Vacant, Industrial
- Vacant, Residential
- Vacant, Unclassified
- Occupied

Constraints

Netted from Analysis

- Wooded Area >= 4

Base Mapping

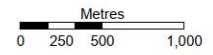
- Provincial Highway
- County Road
- Municipal Road
- Settlement Area Boundary
- Southwold Municipal Boundary

Source: Elgin County, 2019
Aerial Photography: SWOOP, 2015



Map Prepared by: JAB
Dillon Consulting Limited
Map Checked by: PJK
Dillon Consulting Limited

August 20, 2019
Scale: 1:25,000



File Location: G:\09\143624 Southwold OPI\GIS Data\MXD\2019\0626 Land Supply\Talbotville_Land_Supply_20190626.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

Growth Management (Employment Land Supply)

Settlement Area	Vacant Industrial Land	Percent of Supply
Shedden	2.8	0.3%
Talbotville	845	99.7%
Sub-Total	847.8	100%

- The Township has a large supply of vacant employment lands.
- There is currently one proposal to convert 17 hectares of vacant employment to residential in Talbotville.
- The OP will need to provide direction for how to make best use of the Township's large supply of employment land.

Growth Management Directions

- The total estimated supply for residential is significant and beyond the 20 year planning horizon
- There is an opportunity for the Official Plan to provide more clear policy direction on where growth should be concentrated
- Given the fact that full municipal services are available within Talbotville and the majority of development approvals have occurred in this location, it is appropriate for the OP to direct the majority future growth to Talbotville.

Growth Management Directions

- There is a need to confirm whether or not a conversion of employment lands is warranted in Talbotville (Phase 2 of OP)
- There is also an opportunity for the OPR to identify more clear boundaries for the Hamlet areas, which at present are difficult to interpret.
- There is an opportunity for the OPR to consider opportunities for additional general commercial lands to better serve the Township's growing population.



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Next Steps

Next Steps

- Consider feedback from Council and finalize policy directions
- Begin work on draft Official Plan