



Township of Southwold Official Plan Review

Council Presentation #2
October 15th, 2019



Outline

1. Introduction and Background
2. Growth Management and the Alternative Growth Scenario
3. Employment Land Conversion
4. Natural Heritage System Mapping
5. Commercial Development Opportunities
6. Next Steps



1.0

Introduction and Background

Official Plan Review Background

- In 2019, the Township launched its OP Review project
- On August, 22, 2019 the key findings from the Policy Background Report were presented to Council



**Watson
& Associates**
ECONOMISTS LTD.

Township of Southwold
Official Plan Review

Draft Policy Background Report

August 2019

Feedback from Council

- Council provided feedback on a number of the policy directions
- Most of the feedback is to be directly reflected in the draft Official Plan. However, there were several topics which required the Consulting Team to do additional analysis
 - 1) Natural Heritage System Mapping
 - 2) Growth Management Directions
 - 3) Employment Land Conversion
 - 4) Commercial Development Opportunities

Feedback from Council

- Natural Heritage System Mapping
 - Council requested that the team take a closer look at the natural heritage system mapping to ensure that it accurately reflects the latest environmental features mapping
- Growth Management
 - Council requested that the team prepare an alternative growth scenario which takes into account the quality of life advantages within the Township along with growth opportunities in Talbotville, Shedden and Fingal (as opposed to only Talbotville)

Feedback from Council

- Employment Land Conversion
 - Based on the outcomes of the growth management work, the Consulting Team is to provide guidance on an outstanding employment land conversion request in Talbotville
- Commercial Development Opportunities
 - Council requested that the team consider opportunities for additional commercial development in Talbotville and specifically along the Highway 4 corridor, recognizing its importance as a gateway into St Thomas/Port Stanley area

Purpose of Tonight's Presentation

- The purpose of tonight's presentation is to report back to Council on our key findings related to Growth Management, Employment Land Conversion, Natural Heritage Mapping and Commercial Development Opportunities

2.0

Natural Heritage System Mapping

Natural Heritage System Study

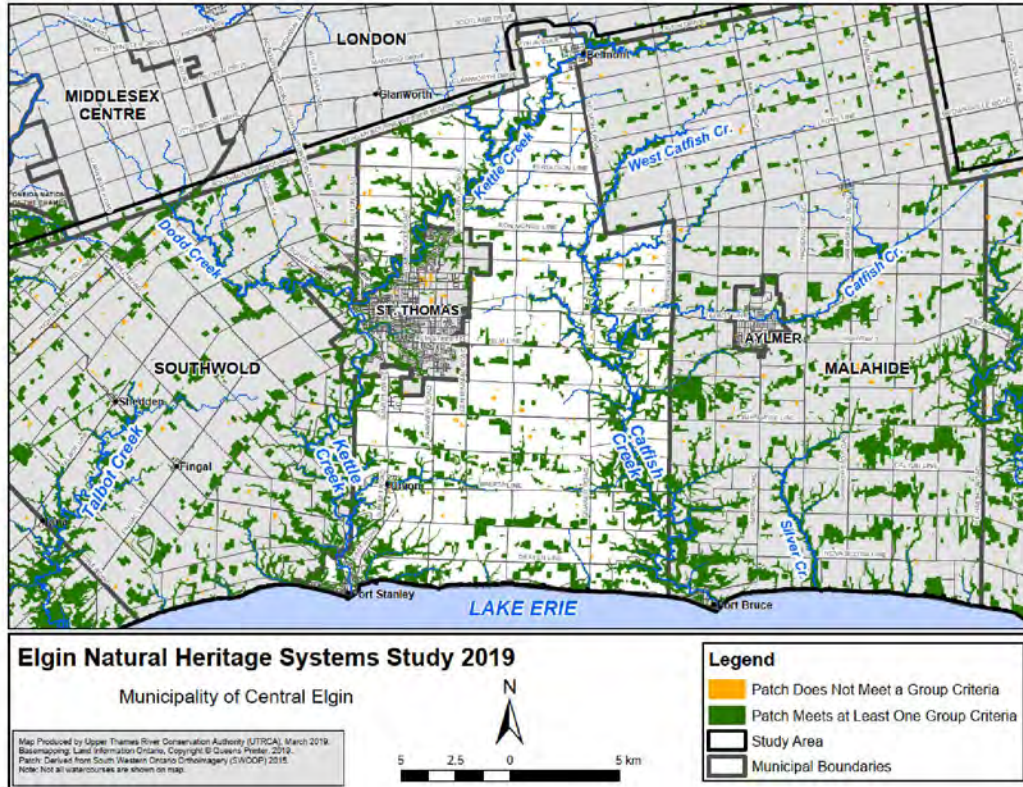
- The Township's current natural heritage mapping aligns with the County's current Official Plan natural heritage mapping
- However, the County is in the process of conducting a Natural Heritage System Study and will ultimately adopt an Amendment to its Official Plan



Natural Heritage System Study

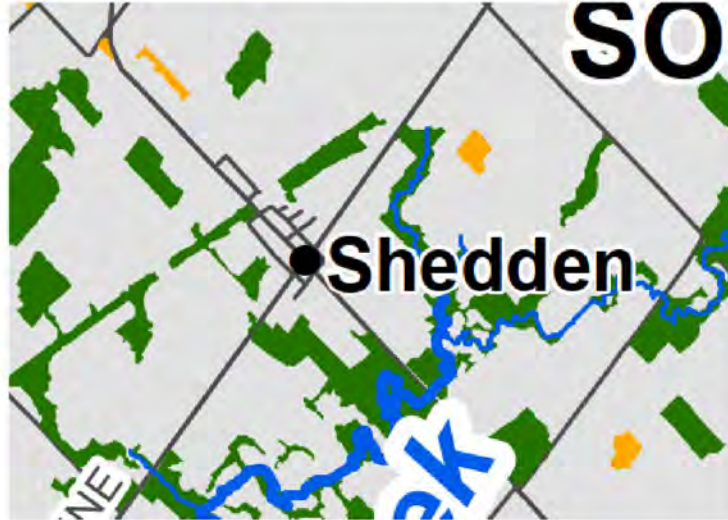
- The County is required to complete this study to align with the PPS
- The Elgin NHSS, when completed, will provide background, technical research for Elgin County's Official Plan (5-year review) Amendment
- Policies to implement the recommendations of the Study will be considered by Elgin County Council following a public consultation process

Natural Heritage System Mapping



- Preliminary mapping is currently draft and policies have not been prepared
- The final mapping from the County's exercise will need to be incorporated into the Township OP
- Mapping shows features which meet provincial criteria

Natural Heritage System Mapping



- Several candidate features are within the Shedden Settlement Area Boundary
- Potential to impact approximately 6-8 hectares of vacant residential land



- One candidate features within the Final Settlement Area Boundary
- Potential to impact approximately 1.4 hectares of vacant residential land

Natural Heritage System Mapping



- Several candidate features are within the Talbotville Settlement Area Boundary
- However, a number of the features are already identified in the Township's current Official Plan
- Features do not appear to have a significant impact on the amount of vacant residential land in Talbotville

3.0

Growth Management and the Alternative
Growth Scenario

Purpose of Long-Term Growth Forecast

- Long-term population forecast is intended to guide decision-making and policy development, specifically related to planning and growth management, urban land needs, master planning and municipal finance.

Provincial Policy Context

2014 Provincial Policy Statement (P.P.S.)

- The Provincial Policy Statement (P.P.S.) requires that municipalities provide sufficient land to accommodate a range a mix of land uses to meet 20-year projected needs including housing and employment.
- In accordance with the 2014 P.P.S., the Official Plan Review addresses long-term growth outlook for the Township to the year 2041.

Development Charges Context

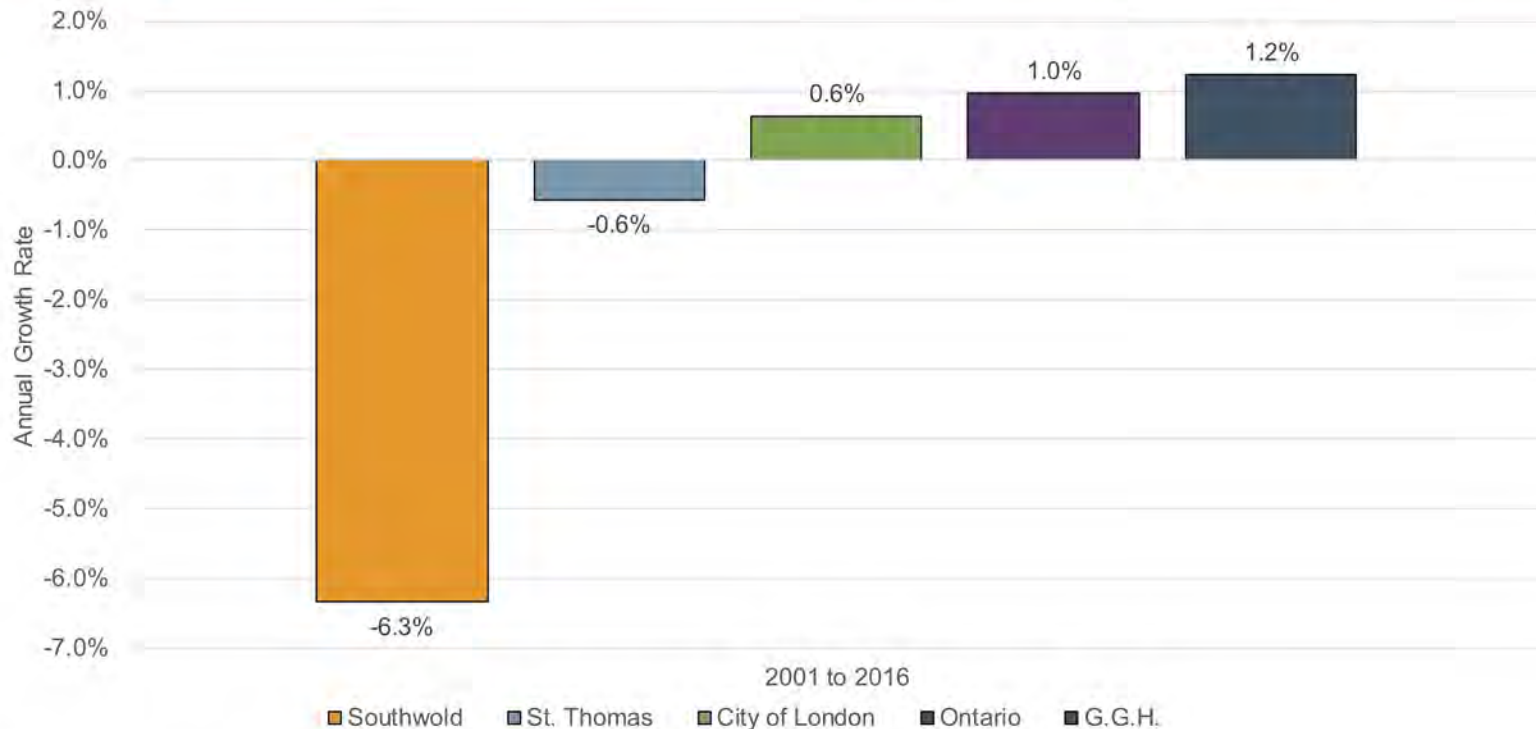
Development Charges Background Study - Growth Forecast

- Section 5(1) of the Development Charges Act states that in order to determine the D.C. that may be imposed “the amount, type and location of development, for which development charges can be imposed, must be estimated.”

Development Charges Context

- Soft services (e.g. libraries, parks and recreation) are limited to a 10-year planning horizon.
- Hard services (e.g. roads and fire services) can utilize a longer planning period.
- D.C. rates for municipal water and wastewater services typically are based on the development yield associated with the servicing capacity of the proposed infrastructure within the urban envelope of land area to be serviced. This is often referred to as “urban buildout.”

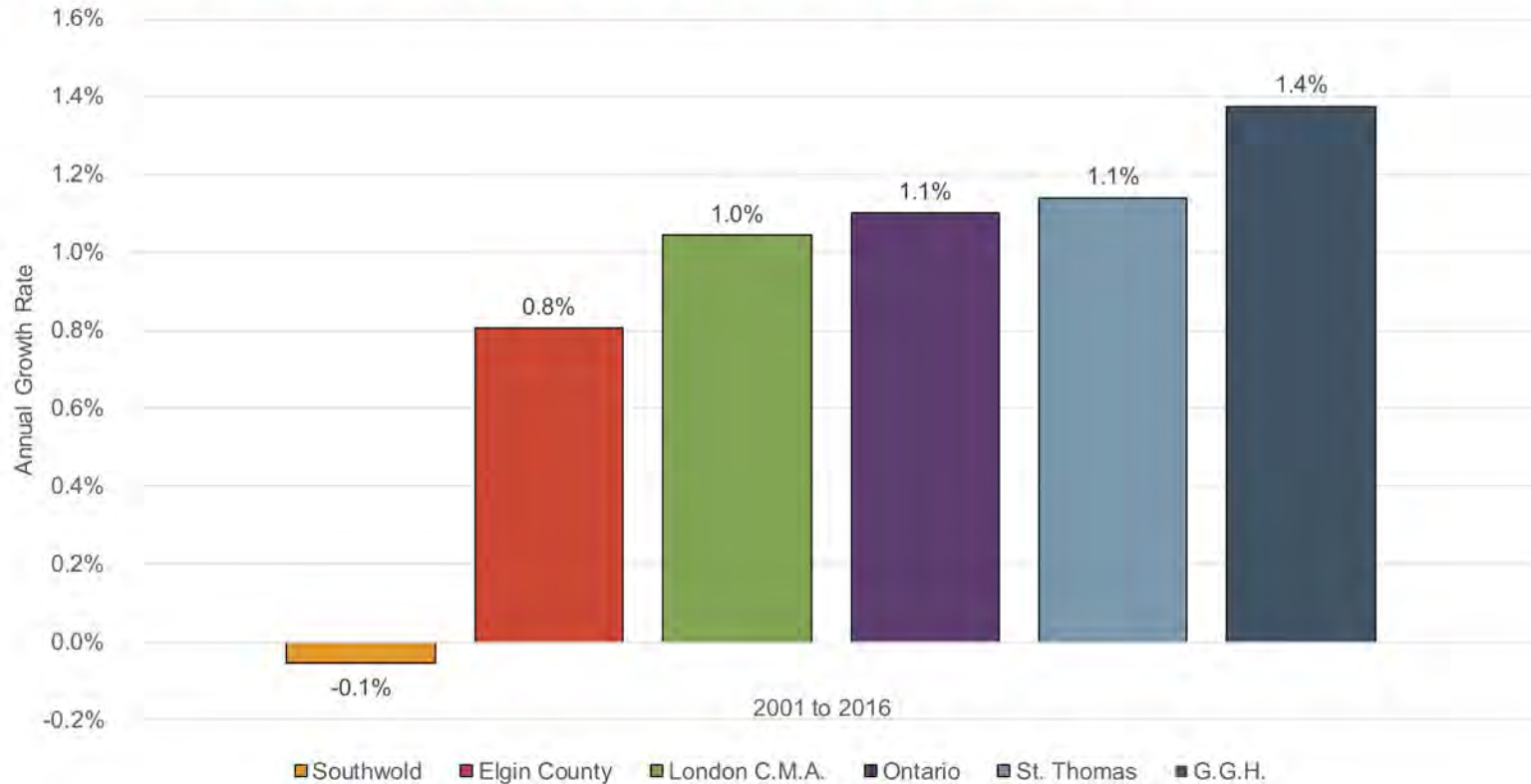
Employment Growth Comparison, 2001 to 2016



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

Note: Employment figures include work at home and no fixed place of work (N.F.P.O.W.) employment.

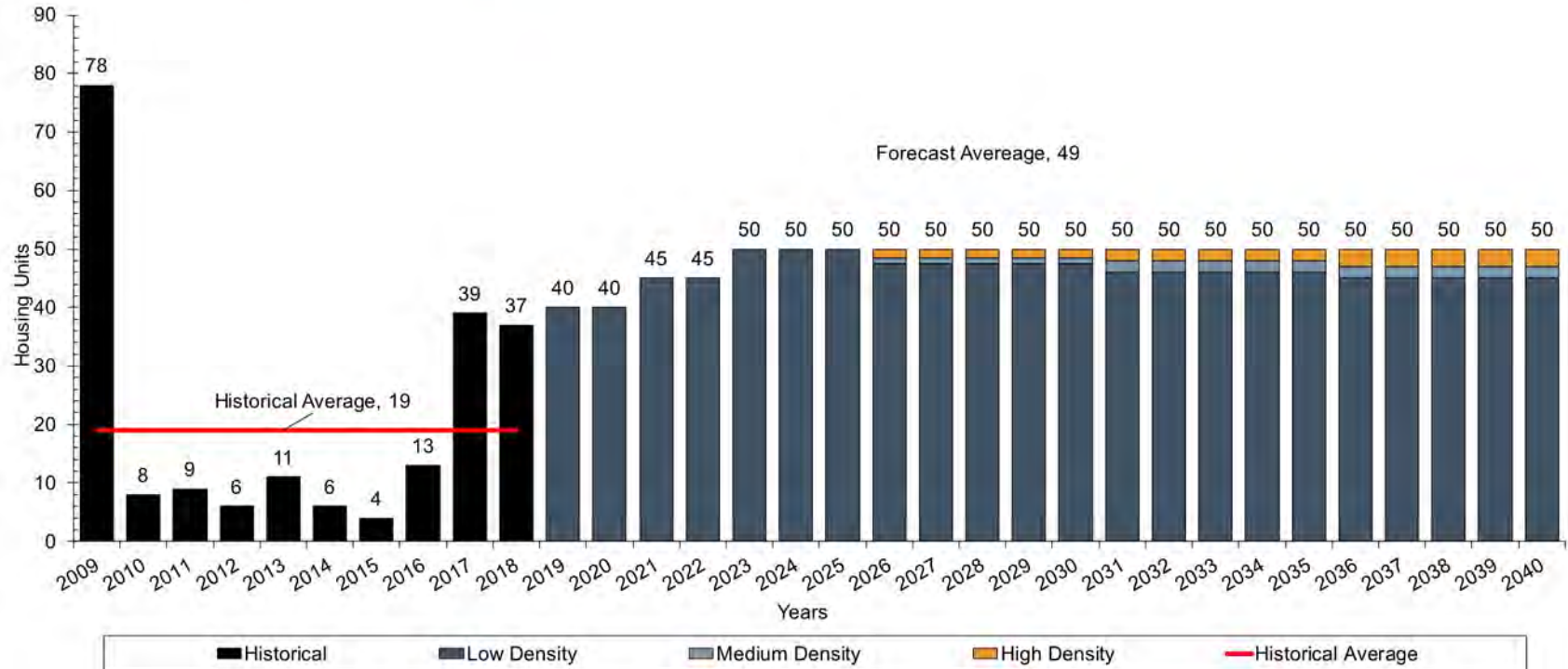
Population Growth Comparison



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

Annual Housing Forecast (High Scenario)

Township of Southwold



Source: Historical housing activity derived from Statistics Canada buildig permit data, 2009 to 2018, by Watson & Associates Economists Ltd., 2019.

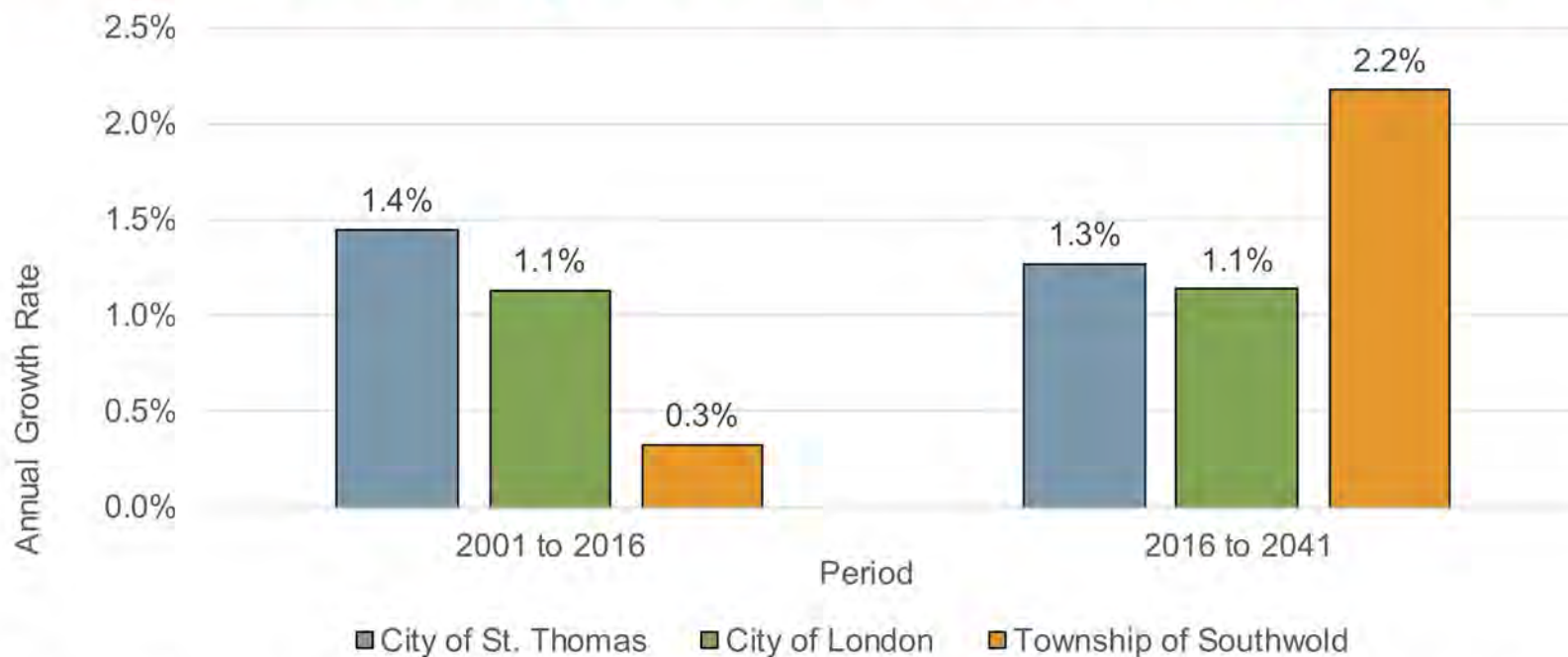
Population and Housing Forecast Summary

Township of Southwold

Year	Population Including the Undercount	Total Housing
2016	4,570	1,630
2019	4,800	1,730
2031	5,940	2,280
2041	6,640	2,780
2019 to 2041	1,840	1,050

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

Annual Housing Growth Rate Comparison

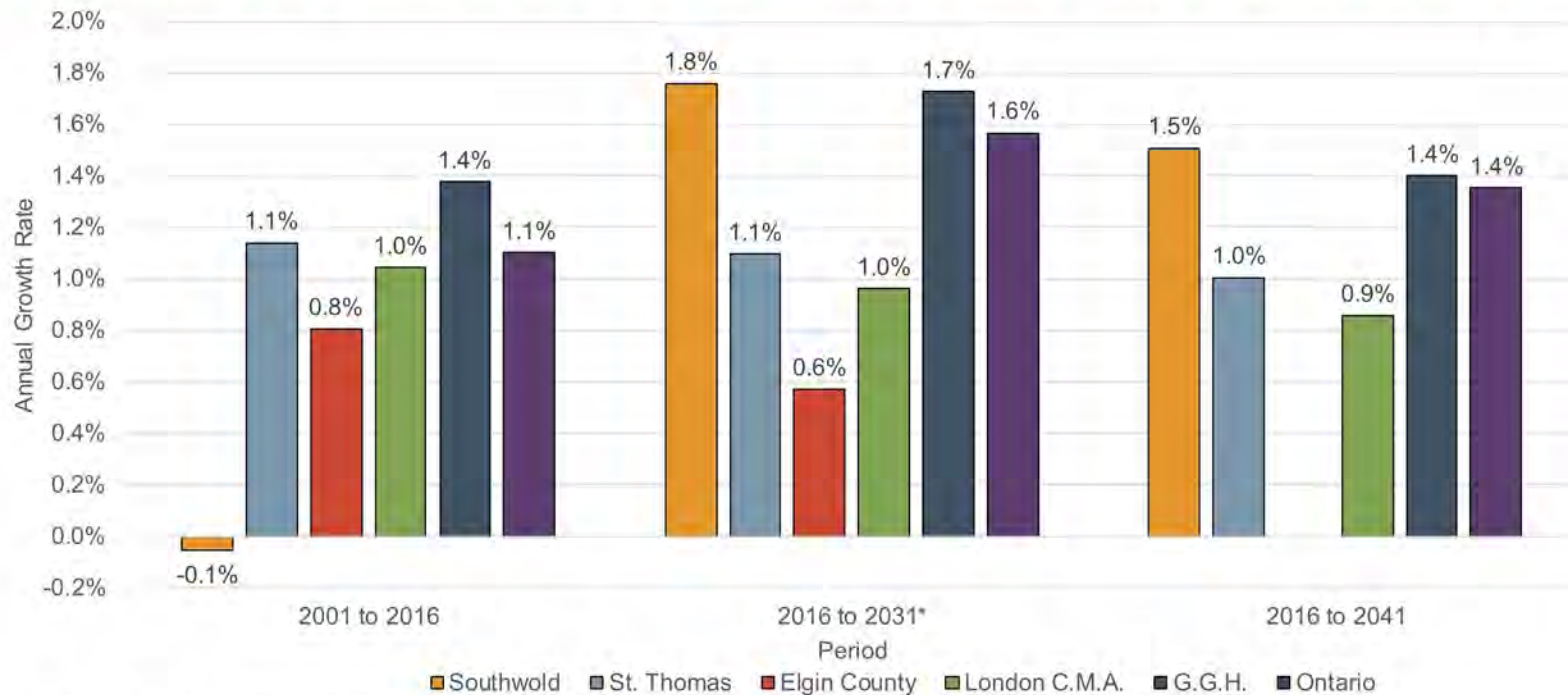


Source: 2001 to 2016 derived from Statistics Canada Census Profiles. Southwold Township forecast 2016 to 2041 by Watson & Associates Economists Ltd., 2019.

Forecast for the City of St. Thomas by Dillon Consulting Limited and Watson & Associates Economists Ltd. (2018). City of St. Thomas Residential Land Needs Report.

Forecast for the City of London by Watson & Associates Economists Ltd. (2018). City of London Population, Housing and Employment Growth Forecast, 2016 to 2044.

Annual Population Growth Rate Comparison



Source: 2001 to 2016 derived from Statistics Canada Census Profiles. Southwold Township forecast 2016 to 2041 by Watson & Associates Economists Ltd., 2019. Forecast for the City of St. Thomas by Dillon Consulting Limited and Watson & Associates Economists Ltd. (2018). City of St. Thomas Residential Land Needs Report. Forecast for the City of London by Watson & Associates Economists Ltd. (2018). City of London Population, Housing and Employment Growth Forecast, 2016 to 2044. Forecast for the Province of Ontario from the Ministry of Finance Summer 2019 Population Projections.

*Note: Elgin County population excluding the City of St. Thomas. 2016 to 2031 projection is actually 2011 to 2031, from the County of Elgin Official Plan (2015).

Southwold Township Housing Supply Potential

Estimated Housing Supply (units)	
Fingal	397
Shedden	436
Talbotville	1,381
North Port Stanley	43
Hamlets	20
Total	2,234

Estimated supply includes approved units, in-process development applications and vacant land potential within Settlement Areas.

Year	Population Including the Undercount	Total Housing
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Source: 2016 from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2019.

Growth Potential Summary

- Under the high growth scenario, the Township of Southwold is projected to average 49 new housing units per year.
- It is noted that the Township's residential development potential currently exceeds the incremental housing forecast from 2019 to 2041 summarized in the high growth scenario.
- If the market potential for urban development exceeds the high scenario the Township would not be limited in its ability to accommodate such additional development within its designated urban settlement areas.

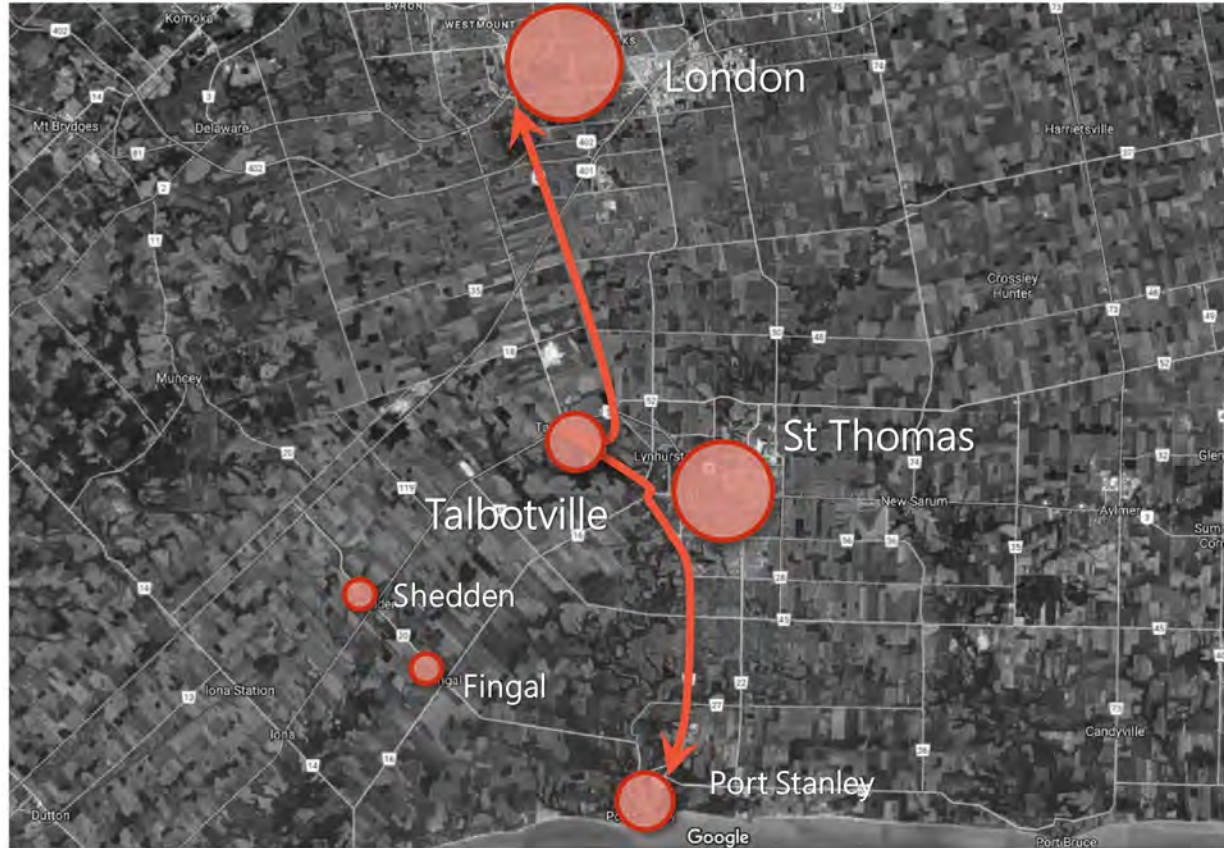
Growth Potential Summary

- The high scenario provides opportunities for the Township to see growth in all four of its main settlements areas:
 1. Talbotville with existing full municipal services and active development activity would be the focus for near to mid-term urban growth
 2. Shedden and Fingal would see growth through infilling and uptake of vacant lands on private services in the short term with the potential to provide for fully serviced development as the market evolves (phasing policies should be provided in OP)
 3. North Port Stanley would see a minor amount of growth on private services

4.0

Commercial Development Opportunities

Commercial Development Opportunities



- Highway 4 corridor is a strategic corridor linking London, St. Thomas and Port Stanley
- Lands in Talbotville along Highway 4 have good visibility, transportation access, access to infrastructure and are vacant

Commercial Development Opportunities

- The projected growth for Talbotville combined with strategic importance of Highway 4 present the Township with some opportunities to add lands for neighbourhood/arterial commercial lands
- The size, location and permissions will be determined in the next phase of work



5.0

Employment Land Conversion

Employment Land Conversion

- The PPS directs municipalities to protect and preserve employment areas for current and future uses
- The PPS allows municipalities to convert employment areas to non-employment uses through a comprehensive review where it has been demonstrated that
 - The land is not required over the long term and,
 - There is a need for the conversion

Employment Land Conversion

- Based on the analysis in the Background Report, the Township has a sufficient supply of vacant employment lands.
- The amount vacant employment lands exceeds the forecast demand beyond the 20 year horizon.

Employment Land Conversion

- At present, there is one proposed employment land conversion which seeks to convert 17 hectares to residential uses (221 units proposed)
 - Site is not ideally suited for future employment uses due to proximity to existing and future residential neighbourhoods (residential on 3 sides)
 - Site has limited highway access and limited visibility
 - Site does have access to rail
 - It would be appropriate for the Township to consider conversion in this location



Employment Land Conversion

- A second opportunity for potential conversion would entail lands along Sunset Road/Highway 4 to capitalize on opportunities for commercial development



6.0

Next Steps

Official Plan Review Process



Next Steps

- Finalize Background Report
- Engagement with County
- Prepare Draft 1 of Official Plan