

Municipal Comprehensive Review Phase 1 Official Plan Amendment

Special Council Meeting – April 16, 2024

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GROW Norfolk

Initiated in mid-2021

Municipal Comprehensive Review

- Per PPS 2020

Included:

- A new population and employment forecasts
- a housing review
- a land evaluation and area review (LEAR) study
- land supply evaluation
- industrial Lands review
- the creation of growth scenarios and options

Growth Projections



Population anticipated to grow by approximately 26,300 persons, increasing from 66,400 in 2016 to 92,700 by 2051



Employment is anticipated to grow by approximately 8,700 persons, increasing from 25,400 in 2016 to 34,100 by 2051

Hybrid Growth Option

<p>High Growth scenario (1.0%)</p>	<p>More growth to urban areas with treatment plant servicing capacity</p>	<p>Population Forecast Allocation:</p> <ul style="list-style-type: none"> • Simcoe 37% • Delhi 21% • Waterford 16% • Port Dover 11% • Port Rowan 4% • Courtland 4% • All Hamlet / Rural Settlement Areas 7% 	<p>Employment Forecast Allocation:</p> <ul style="list-style-type: none"> • Simcoe: 34% • Delhi: 22% • Waterford: 15% • Port Dover: 5% • Port Rowan: 4% • Courtland: 5% • All Hamlet / Rural Settlement Areas: 15% 	<p>Housing Mix:</p> <ul style="list-style-type: none"> • 55% low, • 27% medium, • 18% high 	<p>Higher intensification in fully serviced, urban areas (30%)</p>	<p>Greenfield Density /Mixed Use Target for fully serviced urban areas:</p> <ul style="list-style-type: none"> • For Urban Residential = 45 residents and jobs per hectare • For Urban Employment = 20 jobs per hectare
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Phased Official Plan Amendment

Phase 1

- Policy updates in relation to growth forecasts and growth targets
- Identify locations for settlement area boundary expansions and potential boundary rationalizations
- Identify changes to Protected Industrial
- Policy Directions for any lands to be added to the urban settlement area boundary
- Policy update related to the requirements for new development
- Implement other recommendations from the GROW Norfolk Study

Phase 2

- Completion of Land Evaluation and Area Review with related policy updates
- Recommendations pertaining to hamlet settlement areas and rural lands
- Recommendations regarding policies and land use designations pertaining to Natural Heritage features and Hazard Lands
- Other Provincial Policy Statement conformity policy and/or schedule amendments

Protected Industrial Conversion Evaluation

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Policy Framework



Planning Act



Provincial Policy Statement, 2020



Norfolk County Official Plan

Provincial Policy Statement, 2020

- 1.3.2.2 At the time of the official plan review or update, planning authorities should assess *employment areas* identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area.

Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.

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Criteria for Employment Conversions (Section 7.12.2 k):

1. the total amount of land designated Protected Industrial in the County shall not substantially decrease, in total, as a result of a re-designation. Consequently, to re-designate Protected Industrial land, a Protected Industrial Designation should be transferred to another appropriate location, subject to the policies of Section 4.7 (Employment Activity) of this Plan;
2. the land proposed for re-designation should be on the periphery of a protected Industrial area;
3. the proposed re-designation shall not jeopardize the planned role and function of other land use designations nor set a precedent for further redesignation;
4. there shall be a demonstrated need for the proposed use(s);
5. the new land use(s) shall not negatively impact the viability and stability of the remaining Protected Industrial land in the long-term;
6. the boundaries to be changed shall be logical and appropriate for the area, shall provide opportunities to minimize incompatibility between land uses, and shall create a defined edge which will be stable over the long term;

Norfolk County Official Plan...continued

7. the new development shall be compatible within the context of the surrounding existing development in scale, height and built form;
8. the new development can be integrated and linked into the fabric of the surrounding community, where appropriate, such as through the provision of public streets, pedestrian walkways and the location of public parks;
9. the continued operation of existing Protected Industrial uses which remain in the area of a redevelopment can be encouraged through measures such as the phasing of development, the provision of on-site building setbacks, landscaped areas, intervening facilities, building and fencing, and the protection of trucking routes and driveways;
10. that adequate parkland, amenities, community facilities and social services can be provided for future residents;
11. that sufficient sewage treatment, water and transportation capacity can be provided to meet the needs of the redevelopment area; and
12. subject to the other policies of the Plan in this regard, the environmental conditions of the development area shall be suitable for the proposed land use(s).

Urban Settlement Expansion

Policy Framework



Planning Act



Provincial Policy Statement, 2020



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Policy Framework



Planning Act



Provincial Policy Statement, 2020



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Policy Framework



Planning Act



Provincial Policy Statement, 2020



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Provincial Policy Statement, 2020

- 1.1.3.8 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 to accommodate growth** and to satisfy market demand 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, are financially viable over their life cycle, and protect public health and safety and the natural environment
 - c) in **prime agricultural areas**:
 - 1. **the lands do not comprise specialty crop areas**;
 - 2. **alternative locations have been evaluated**, and
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
 - d) the new or expanding settlement area is in compliance with the **minimum distance separation formulae**; and
 - e) **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**.

Policy Framework



Planning Act



Provincial Policy Statement, 2020



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- 6.4 f) Proposals shall be considered in the context of whether:
- I. the amount of land included within the expansion area is justified based upon the amount and nature of land available for development within the County as a whole and the Urban Areas on an individual basis, the population and household projections for the County, and the intended role of the Urban Area;
 - II. the proposed expansion is a logical extension of the Urban Area and will be serviced by full municipal sewer and water services;
 - III. the land is physically suitable for development, considering any constraints, such as Hazards Lands, or Natural Resource Areas;
 - IV. the proposed expansion will have a compact form, an appropriate mix of land uses, where practical, and densities that efficiently use land, infrastructure, and public facilities, while providing for adequate parks and open space;
 - V. the transportation network can reasonably accommodate the additional volume of traffic and demand for services;

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- 6.4 f)
- VI. suitable community and public facilities are available, or can be provided to accommodate the expansion area;
 - VII. a suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed;
 - VIII. prime agricultural areas are only included within the expansion area if there are no reasonable alternative areas with lower priority agricultural land;
 - IX. opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an Urban Area expansion;
 - X. the proposed expansion will not impact cultural heritage resources;
 - XI. the proposed expansion will not impact any Significant Natural Heritage Features as identified on Schedule “C” and/or Tables 1 or 2 of Section 3.5 (Natural Heritage Systems); and
 - XII. the proposed expansion satisfies the Province’s Minimum Distance Separation Formulae.

How much land?

Section 1.1.2 of the PSS states:

*“Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of **up to 25 years**, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.”*

Residential Land Need by Urban Area

Urban Area	Land Need (Gross Ha)
Courtland	8
Delhi	77
Simcoe	-1
Waterford	34
Port Rowan	-64
Port Dover	-307

Employment Land Need by Urban Area

Urban Area	Land Need (Gross Ha)
Courtland	0
Delhi	10
Simcoe	20
Waterford	22
Port Rowan	0
Port Dover	0
TOTAL ADDITIONAL LAND NEEDS	52

Urban Boundary Expansion

First Pass

Parcels scored and ranked in order of their total score as outlined

Evaluation based on objectively created criteria established by technical team



Second Pass

Individual parcel evaluation within area context

Focus on holistic analysis by each Urban Settlement Area

Technical Team

Community Development

- Planning Department
- Strategic Innovation and Economic Development
- Heritage and Culture
- Recreation

Corporate Services

- Financial Management and Planning

Environmental and Infrastructure Services

- Engineering
- Environmental Services

Operations

- Facilities

Health and Social Services

- Social Services and Housing

Urban Boundary Expansion

Employment

- “those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities”

Residential

- Non-employment lands
- Encompasses land needed for housing as well as supporting uses

Urban Boundary Expansion

First Pass

- Parcels scored and ranked in order of their total score as outlined
- Evaluation based on objectively created criteria established by technical team

Second Pass

- Individual parcel evaluation within area context
- Focus on holistic analysis by each Urban Settlement Area

Expansion Evaluation Criteria – Pass One



Complete Communities

- Walkability
- Access to priority commercial uses
- Presence of Heritage Designated Structures



Agricultural

- Land Evaluation and Area Review



Infrastructure

- Water
- Wastewater
- Stormwater
- Transportation



Community Infrastructure

- Access to Childcare
- Access to Medical Facilities
- Access to EMS



Institutional

- Access to Recreational Facilities
- Proximity to Schools and Places of Worship



Natural Heritage and Open Space

- Presence or proximity to Natural Heritage features
- Proximity to Community Parks, Neighbourhood Parks & Parkettes

Engagement and Consultations



Engagement conducted with various groups such as:

Project Technical Internal Working Group
Provincial and other Agencies
Landowner/Development Industry Stakeholders
Public
Planning Advisory Committee



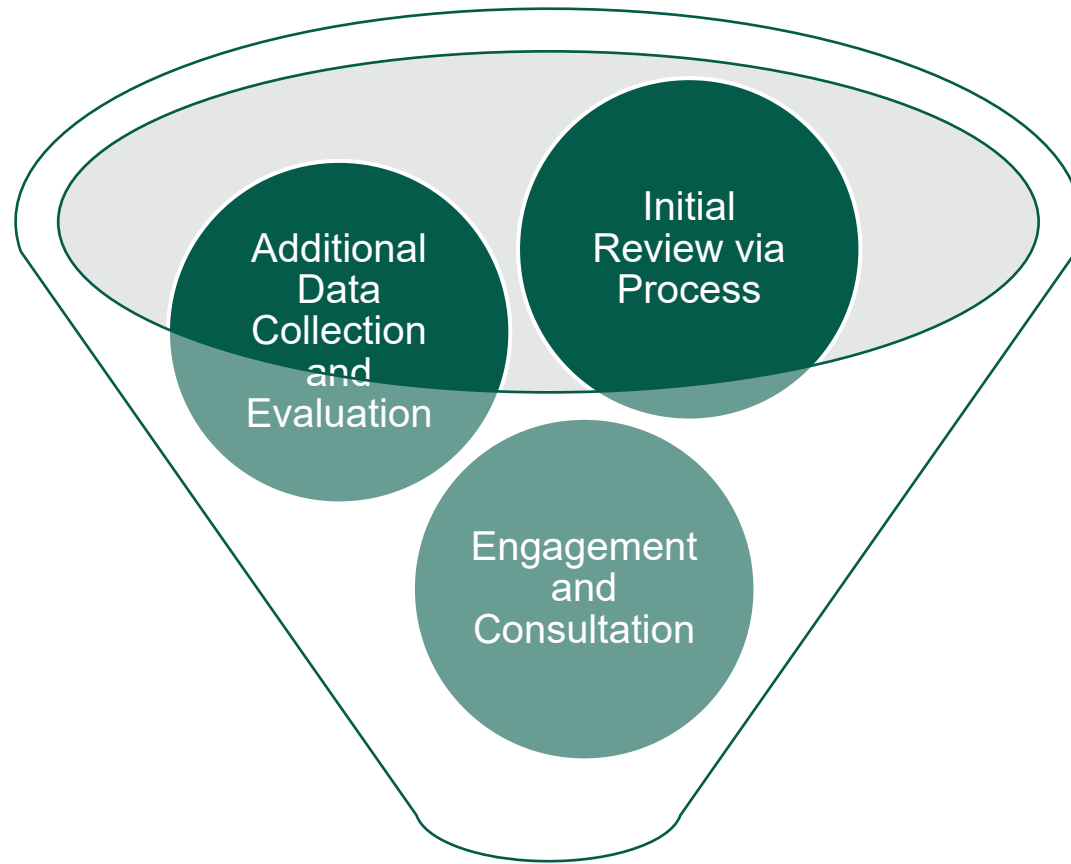
Public Information Centre

Held on February 9, 2024
More than 50 members of the public attended the event.



Individual Stakeholder Meetings

Held to facilitate further discussion on the proposed draft changes



Draft Official Plan Amendment and
Proposed Urban Area Settlement
Boundary Expansions

Next Steps

Approval of Phase 1 OPA

Phase 2 OPA – Hamlet, Agricultural and Natural Heritage

Community Plans