

GROWTH MANAGEMENT REPORT Warton South Settlement Area

Comprehensive Review of Land Use Designations in the Town of Warton

Prepared for:

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1.0 INTRODUCTION

1.1 Purpose of Study

Cuesta Planning Consultants Inc. has been retained by the Town of South Bruce Peninsula to undertake a Comprehensive Review of Land Use Policies and Land Use Designations within the Wiaraton Primary Urban Area. The purpose of this study is to estimate how much residential and employment land is required to accommodate long-term growth in the community and recommend its preferred location.

The need for this study arises from recent development interests proposing to re-designate employment lands within the southwest area of the Town of Wiaraton for future residential development purposes. The study has also been undertaken to assist the Town in addressing other issues, such as the allocation of future infrastructure servicing and the overall desire to provide sufficient employment opportunities for residents to foster a self-sustaining economic base for the Town.

The Town of Wiaraton, like many other rural communities in Ontario, is coming under increased pressure to re-designate its employment land supply to other uses, typically for future residential purposes. A proposal has been submitted to develop an adult lifestyle community on approximately 95 hectares (235 acres) located in the southwest area of the Town of Wiaraton on part of Lots 1, 2 and 3, Concession 21. The majority of these lands are presently designated for employment purposes and this proposal will require a conversion to residentially-designated lands as well as an expansion of the existing settlement area boundary. Prior to converting employment lands to another use or expanding the urban boundary, a “Comprehensive Review” is necessitated in accordance with the minimum requirements of the Provincial Policy Statement (PPS).

This analysis of residential and employment land need in the Town of Wiaraton is undertaken within the context of a clear Provincial policy direction to encourage the development of self-sustaining communities which foster a strong economy. The Provincial Policy Statement emphasizes the importance of a diversified economic base including maintaining a range of housing, sufficient supporting infrastructure and the need to provide sufficient opportunities for employment activities. The requirement for a planning authority to complete a comprehensive review upon consideration of employment land conversion or urban boundary expansion proposals this provincial direction.

1.2 Study Context

This comprehensive review assessment is prepared in accordance with applicable residential and employment land supply objectives provided in the County Official Plan and Provincial Policy Statement. The purpose of this report is to review the demand and supply of residential and employment land in the Town of Wiaraton and recommend the extent and arrangement of future development designations specifically within the south-western settlement area. . Accordingly, this report is structured as follows:

- The following section of this report assess the policy framework within which the comprehensive review requirements are prescribed as well as those policy elements that must be reflected, i.e. upper tier growth projections, in the comprehensive review document.
- The third and fourth sections outline the process and methodology used to complete this comprehensive review report including the methods to which housing and employment land demand versus supply has been considered.
- The fifth section of this report provides an assessment of past population growth and development trends which, in turn, are used to provide future population projection scenarios for the municipality.

Also assessed in this section is the residential housing growth anticipated for the Town. Existing vacant residential lands are calculated and a comparison of housing demand vs. supply is established. Conclusions are provided on the need for additional residential land designations.

Similar to the manner in which housing growth is projected, the employment forecast, including the number of jobs that will need to be accommodated on employment land is reviewed. The amount of existing employment land designated within the town is compared against the anticipated employment growth to determine if future employment land is required, or if a reduction of employment land is appropriate.

- The sixth section assesses existing infrastructure servicing as well as potential expansions or upgrades that would be required for future development within the study area.
- The seventh section reviews the existing policy framework applicable to the Warton south study area. Provincial and County policy objectives as well as detailed land use policies contained in the local Official Plan are discussed. General recommendations on development design and layout are also considered.
- The eighth section considers options that are available to accommodate the Town's anticipated growth. A preferred location for alternative designations is recommended based on a review of existing and planned infrastructure, planned development concepts recently submitted for municipal input as well as strategic land use planning considerations.

2.0 POLICY IMPLICATIONS FOR COMPREHENSIVE REVIEW

2.1 Provincial Policy Statement

The Provincial Policy Statement, 2005 (PPS) provides policy direction on matters relating to land use planning that are of provincial interest. It is issued under the authority of Section 3 of the Planning Act and any decision by any authority that affects a planning matter “shall be consistent” with the PPS.

The 2005 PPS contains policies requiring municipalities to ensure sufficient land is made available to accommodate anticipated growth. Such growth is to be accommodated through intensification and redevelopment and, if necessary, designated growth areas to allow for an appropriate range and mix of employment opportunities, housing and other land uses to meet the projected needs for a time horizon of up to 20 years. The PPS further requires that municipalities maintain a minimum 10 year land supply availability through residential intensification and redevelopment and, if necessary, vacant lands which are designated and available for residential development. Municipalities are also required to maintain a 3 year supply of residential land with servicing capacity which is suitably zoned to facilitate residential intensification and redevelopment, or in draft approved and registered plans.

The PPS promotes growth in settlement areas and requires that their vitality and regeneration be promoted. Giving priority to compact form, redevelopment, intensification and brownfield redevelopment, as well as ensuring settlement area boundary expansions are only considered when supported by a comprehensive review, helps to create sustainable communities for the long term.

There are increasing pressures in many communities to convert employment lands to other uses, such as low-density housing. The PPS recognizes the importance of protecting needed employment lands for the long term and requires that communities have sufficient land available to support their future economic prosperity. The PPS requires that a comprehensive review be undertaken to permit the expansion of settlement area boundaries and/or conversion of lands within employment areas to non-employment uses. In this regard, the PPS states that a planning authority may permit the conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

The PPS defines a comprehensive review as “an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;

2. utilizes opportunities to accommodate projected growth through intensification and redevelopment;
3. confirms that the lands to be developed do not compromise specialty crop areas in accordance with policy 2.3.2;
4. is integrated with planning for infrastructure and public service facilities; and
5. considers cross-jurisdictional issues.

2.2 County of Bruce Official Plan Policies

The policies of the Bruce County Official Plan encourage and strengthen the role of Primary Urban Communities, including Wiarton and Sauble Beach as regional service centres within the County. It is further specified that the majority of anticipated permanent population growth shall be directed to Primary Urban Communities (5.2.2.2)". Industrial growth particularly that which requires municipal water and sewage services is also encouraged to locate within primary urban communities.

The comprehensive review requirements of the PPS noted above state that any review of population and growth projections must reflect those projections of the upper tier municipality. Section 4.4.2 of the Bruce County Official Plan specifies that the County is expected to grow by approximately 21,300 permanent residents to the year 2016. These projections are based on those population projections supplied by the Ontario Ministry of Finance. Based on an average household size of 2.7 persons per unit, the County anticipates a total of 7,900 additional units will be required to house the projected population growth in the County over this period. It is the policy of this official plan to direct the majority of this growth to Primary and Secondary Urban Communities and Hamlet Communities in the following proportional breakdown:

Category	Area	Population Increase	Percentage of Total
1	Primary & Secondary Urban Communities plus Sauble Beach and Tobermory	13,202	62.0%
2	Rural Bruce Peninsula including hamlets, shoreline areas and inland lake areas	4,915	23.1%
3	Rural South Bruce Lakeshore including shoreline and hamlet areas	2,166	10.2%
4	Rural South Bruce Interior including hamlets and inland lake areas	1,011	4.7%
TOTAL		21,294	100.0%

For the purposes of this study, the above noted proportional breakdown will be applied to the municipal population growth projections when determining the allocation of new development towards Wiarnton and Sauble Beach primary urban communities.

2.3 Town of South Bruce Peninsula Official Plan

The formulation of more detailed land use policies which guide and control development while clearly defining settlement area boundaries is delegated to the formulation of local Official Plans. The Town of South Bruce Peninsula Official Plan indicates that in 1996, the population for the town equalled 8135 which is slightly higher than the present day (2001) population of 7,500 persons. This Official Plan predicts a population increase to 9,800 persons by the year 2021 which represents an increase of approximately 821 units based on an assumed household size of 2.8 persons per unit. Similar to the County of Bruce Official Plan, the growth policies for the South Bruce Peninsula Official Plan requires that the “majority of growth be directed towards areas serviced with municipal sewer and water, such as Wiarnton”. Given that the Sauble Beach primary urban community is presently undertaking an environmental assessment process for the provision of municipal sanitary servicing for its core area, Sauble beach will also be deemed as a primary receptor for anticipated population growth for the purposes of this study.

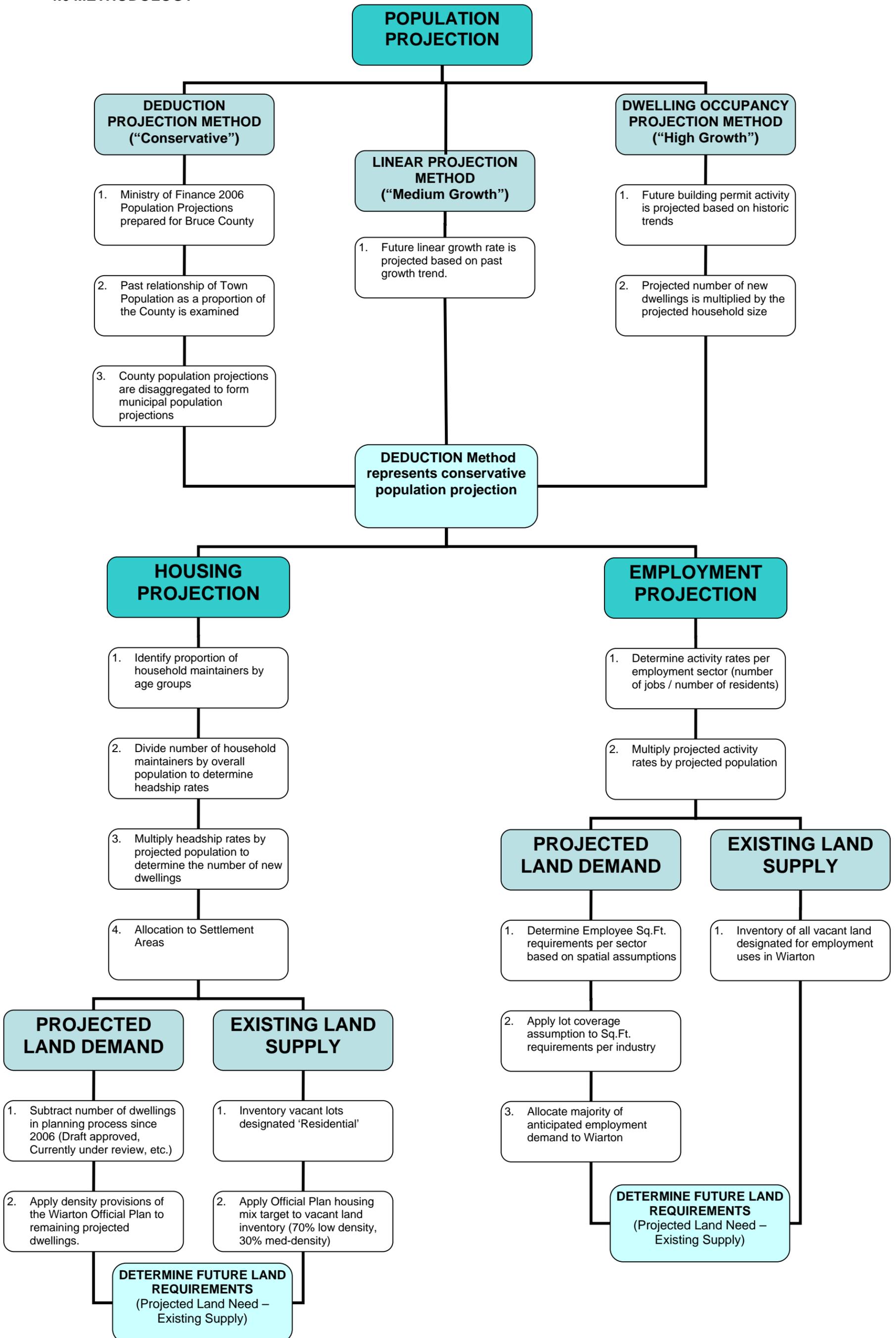
3.0 STUDY PROCESS SUMMARY

The purpose of this report is to provide a review of projected population growth and associated housing and employment land demand anticipated for the municipality for the next twenty year planning period (2009 – 2029). This population, housing and employment forecast will allow for a comparison against the amount of land presently designated and available to accommodate this anticipated growth. In meeting the comprehensive review requirements of the Provincial Policy Statement, population projections for the municipality are prepared with regard for the existing population projections specified in the County and local Official Plans.

In order to determine whether the residential land supply requirements of the Provincial Policy Statement and the County Official Plan could be satisfied, the forecasted population growth is used to derive the anticipated residential demand for the Town of Warton. This projected housing demand is compared to the existing estimated supply of residential land, including known potential infilling and intensification opportunities within Warton. Based on this assessment of projected housing demand against existing land supply, this study examines whether intensification opportunities and the supply of vacant residential growth lands within Warton are adequate to accommodate the projected demand for future residential lands for the short and long-term planning periods.

A similar exercise is undertaken for employment lands. The study inventories the supply of vacant employment lands, both serviced and designated future growth areas within Warton. The employment forecast for the town is based on the projected population for the municipality and is assessed against existing land availability. The study then further examines whether the current supply of vacant employment land is adequate to accommodate the projected demand for employment uses during the planning period.

4.0 METHODOLOGY



5.0 GROWTH FORECASTS

5.1 POPULATION PROJECTION

Population projection can be based on a number of methodologies such as the gravity based model, a cohort survival model, a population cap, or a linear projection.

The gravity based model assumes that an area has an inherent level of attraction and it will draw people to the area like gravity. The saturation point is achieved, or capacity is reached at an unknown point in time when people are no longer drawn to the area because the very elements that attracted the people in the first place have changed as a result of the number of people present. It is possible that a new gravity force can then come into play if the new environment attracts or appeals to yet another group of people. With the gravity based approach, it is a wait-and-see method of planning where the approval authority is reactive rather than pro-active with projection formulation. Communities that are oriented around a dominant feature of attraction, such as recreation amenities, special employment circumstances, etc. are best suited for the gravity based projection approach. The gravity based model has been applied for future projections in the Blue Mountain area because of the abundant recreational amenities in this location. This “magnetic approach” appears to have substantial validity in this instance as witnessed by the intrawest resort developments and corresponding permanent and seasonal population growth that is not explained by the traditional cohort survival technique.

As stated by the proponent of the adult lifestyle community, the proposal intends to be an attractive new community for senior lifestyle purposes. The community is not intended to be a “seniors-only” environment, but also intends to appeal to younger adults seeking moderately priced dwelling units. The proposal appears to follow a vacant condominium format in which residents will retain ownership of their individual units with the overall land ownership and maintenance being the responsibility of the development corporation. It is anticipated that this development will consist of 1200 to 1500 new residential units to proceed through phased development over the long term (15 to 20 year time period is anticipated).

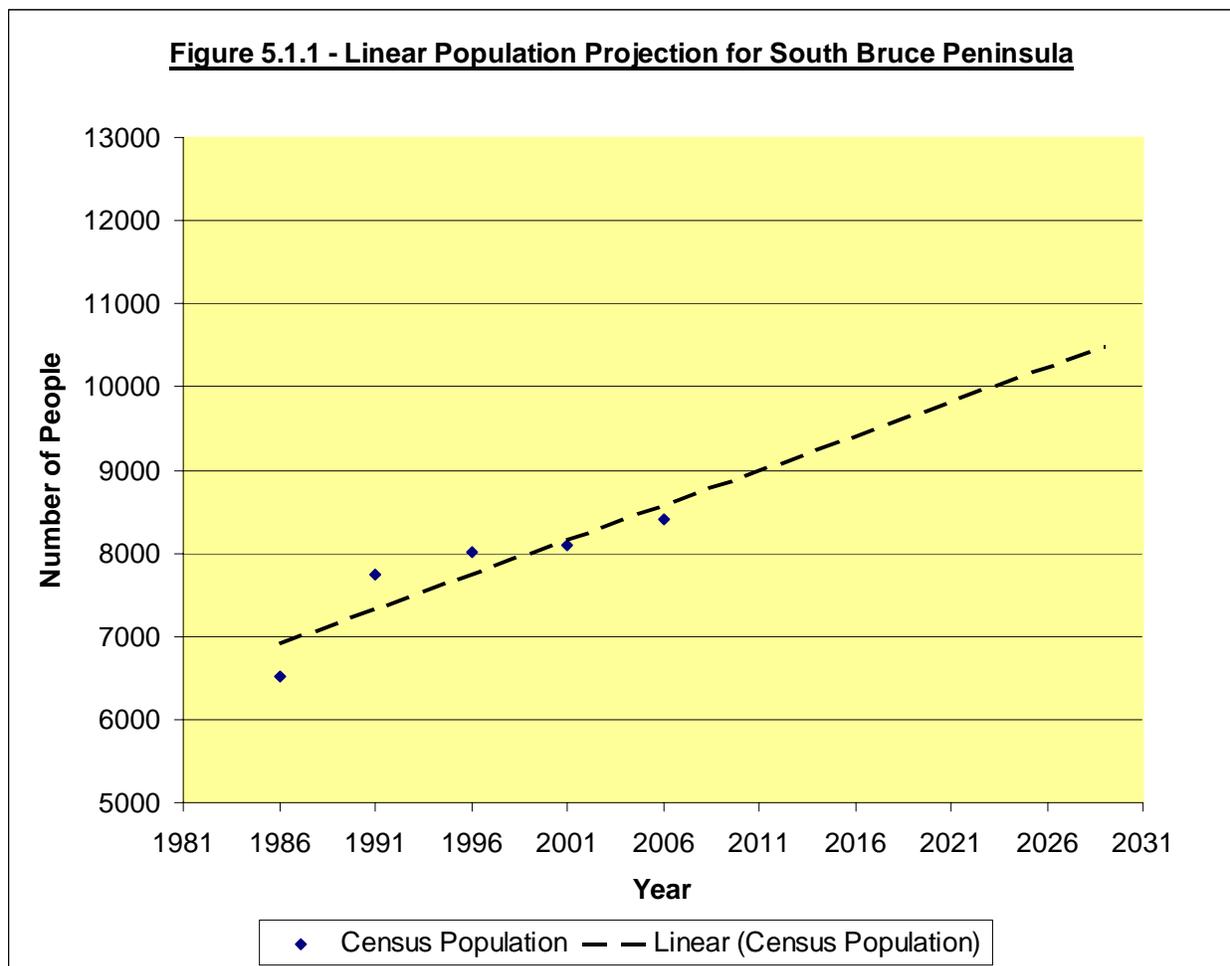
The proponent anticipates that this adult lifestyle community concept will be an attraction for new residents which will foster development to occur at a faster pace than what may be predicted from historical growth trends. Therefore the “magnet approach” to formulating population projections may be possible in support of a development of this nature, given that an induced form of growth is anticipated to be generated by the attractiveness of the development itself. However, the difficulty in applying this type of projection rationale to a small community such as Wiarnton is that there is some uncertainty as to the degree of residential attraction to this area in such a manner that would support a large-scale development of this nature. Historically, there does not appear to be an enhanced level of attraction to this area that would skew traditional projection methodology. However, for the purposes of this report, a population

projection range has been provided for the Township’s consideration in the formulation of future growth policies.

5.1.1 Linear Population Projection

The population forecast for the Town of South Bruce Peninsula was derived from known values for population and occupied dwellings through available 1986 to 2006 census information. The forecasts were calculated by supplementing the known census values with other dwelling and building permit information provided by the Town.

The linear projection method was initially considered as it is one of the simplest projection methods typically applied to smaller rural communities with slower growth rates. The linear projection method involves the projection of a municipal population based on an extension of observed historic growth trends. Figure 3.1.1 below depicts the linear population for the Town through the 2029 planning period. Using this approach, by 2029, the population for the Town of South Bruce Peninsula is anticipated to reach 10,490 residents which accounts for an increase of 2,080 permanent residents through the planning period.



5.1.2 Deduction Projection Method

A population projection by deduction utilizes an established population projection for a larger area which is further disaggregated to determine the share of population for a constituent local area. The Ontario Ministry of Finance prepares population projections for the province and for various counties, districts and regional municipalities. These are updated every five years following census data years. The province utilizes the cohort survival method which derives population counts by single years of age and sex in the base year. This base population is then aged one year at a time, with the expected number of births, deaths, international migrants and interprovincial migrants being added and subtracted each year.

The municipal population as a share of the County population has gradually increased through observed census years 1986 to 2006. This may be attributable to the abundance of shoreline areas, Sauble Beach and other recreational amenities within the municipality which are attracting a greater number of residents to the area. In 1986, the Town of South Bruce Peninsula accounted for 11.1% of the County population whereas in 2006, this share of the County population increased to 12.8%. If it is anticipated that this proportional relationship of the County's overall population will level off around 13%, the following population projections can be derived for the Town of South Bruce Peninsula as a proportional deduction of the Bruce County population projections.

Table 5.1.2 - TOWN OF SOUTH BRUCE PENINSULA POPULATION PROJECTIONS (2009-2029 PLANNING PERIOD)						
	2006 (census)	2009	2014	2019	2024	2029
0-4	320	414	462	486	484	465
5-9	375	405	436	481	508	509
10-14	450	491	449	476	519	549
15-19	510	593	509	465	490	531
20-24	400	581	548	484	443	461
25-29	305	506	518	506	461	422
30-34	305	397	514	533	534	495
35-39	420	409	423	524	546	555
40-44	560	484	436	444	533	559
45-49	585	673	519	474	480	566
50-54	690	691	701	560	517	521
55-59	770	700	756	786	651	608
60-64	695	697	767	843	896	766
65-69	615	571	731	811	904	980
70-74	515	452	527	679	757	854
75-79	435	306	355	419	545	614
80-84	235	194	219	257	307	404
85-89	225	99	111	127	152	186
90+		44	55	64	75	90
Total	8410	8,706	9,033	9,417	9,803	10,134

The above noted deduction method depicts a lower-growth population scenario which anticipates an overall population of 10,134 residents in 2029. This represents an increase of 1,724 new permanent residents through the planning period.

5.1.3 Dwelling Occupancy Projection Method

In order to account for more localized economic conditions, historic building permit activity has been considered in comparison to the foregoing projection methods. Projecting population by dwelling occupancy considers the anticipated yearly increase in occupied dwellings which is then multiplied by a projected average household size. The Bruce County Housing Study prepared by Social Housing Strategists Inc. in March, 2005 provides a projected household size for the municipality through to 2021. The initial observed household size of 2.29 persons per unit derived from the 2006 census is projected to decline to 2.20 persons per household by 2021. This rate of decline is projected to remain constant at 2.20 persons per household unit through the 2029 planning period.

Table 5.1.3 lists the number of residential building permits issued for new residential dwelling construction in the Town from 1999 to the end of 2008. From this table it is apparent that building permit activity for both residential and non-residential uses varies considerably from year to year, but has averaged approximately 56 new dwellings per year over the past decade.

Table 5.1.3 - Municipal Building Permit Activity

Year	Building Permits Issued	
	Residential	Industrial/Commercial/Institutional
1999	21	23
2000	59	22
2001	38	15
2002	56	11
2003	73	3
2004	68	7
2005	70	12
2006	70	12
2007	60	25
2008	49	10

Accordingly, the forecasted population was derived by multiplying the average household size by the projected number of occupied dwellings. The forecasted population for the year 2029 calculated through this method is 10,720 persons. This higher-growth projection scenario may be attributable to the thriving economic conditions enjoyed through the past five years which are reflected in the increased building permit activity during this period. In light of the more recent economic downturn, it may not be as reasonable to assume this level of residential building permit activity will continue into the future.

As with any population projection method, future projections are based on past trends and assumptions that they will remain valid into the future. It is a best-guess approach to anticipating future development demand that a municipality can expect to accommodate. For the purpose of this report, low, medium and high-growth projection scenarios have been provided for municipal consideration. Table 3.2.2 below summarizes the range of growth projection scenarios that are available for consideration when formulating related housing and employment land use requirements.

Table 5.1.4: Growth Scenarios - Summary				
	2009	2019	2019	2009-2029 Increase
Deduction Method (Low)	8,706	9,417	10,134	1,428
Linear Method (Medium)	8,830	9,660	10,491	1,661
Dwelling Occupancy Method (High)	8,425	9,572	10,720	2,295

The Town of South Bruce Peninsula is anticipated to grow by approximately 1,500 to 2,300 new permanent residents through the 2029 planning period based on the foregoing projection scenarios. This range of population growth may be further applied to housing and employment demand forecasts in the following sections of this report.

5.2 HOUSING PROJECTIONS

Household demand projections were prepared according to the Province's projection guidelines. The preceding process used to calculate future housing demand for the municipality is summarized as follows:

1. Identify the proportion of households maintained by specific age groups to determine headship rates.
2. Determine the household demand propensities for those age groups by housing structure type.
3. Apply the household demand propensities to the forecasted population by five-year projection periods to determine projected housing demand by dwelling structure type.

The data used to determine household headship rates and housing demand propensity is based on 2006 census data obtained from Statistics Canada. The methodology is consistent with that used by other counties, regions and municipalities as well as the Ministry of Municipal Affairs and Housing (MMAH) and the Canadian Mortgage and Housing Corporation (CMHC).

Household demand propensity describes the demand for certain types of housing by people within various age groups. Household demand propensities tend to change over a person's life span typically resulting from changes in lifestyle preferences and affordability. Table 4.0.1 below depicts the household demand propensities by age group for various dwelling types based on 2006 census information for the Municipality.

The proportions generated by these propensities are assumed to remain constant throughout the planning projection period.

Table 5.2.1 - 2006 DWELLING DEMAND PROPENSITIES BY AGE OF PRIMARY HOUSEHOLD MAINTAINER								
Structural type of dwelling	Under 25 years	25 - 34 years	35 - 44 years	45 - 54 years	55 - 64 years	65 - 74 years	75 + years	Total - Age groups of primary household maintainer
Single-detached house	65	195	450	715	695	640	420	3175
Movable dwelling	0	0	10	0	0	0	0	15
Semi-detached house	0	0	0	10	0	10	0	25
Row house	0	0	0	0	0	0	15	15
Apartment, duplex	0	10	10	10	10	0	0	40
Apartment, building that has fewer than five storeys	20	30	35	30	25	35	80	265
Other single-attached house	0	10	0	0	15	20	0	45
Total - Structural type of dwelling	80	250	510	765	745	710	520	3580

Source: Statistics Canada - 2006 Census. Catalogue Number 97-554-XCB2006034.

The foregoing indicates the household demand propensity suggestive of a rural municipality. The overwhelming preference is the single family dwelling for all household maintainers regardless of age group.

Housing demand projections were prepared by applying the foregoing housing demand propensities and calculated headship rates (Number of household maintainers divided by the overall population) to the population projections provided in Section 3.1 of this report. Based on this assessment, a projected demand of 840 new housing units is anticipated for the Town of South Bruce Peninsula for the planning period to 2029. The following table provides a breakdown of the anticipated housing demand per dwelling type.

Table 5.2.2 - HOUSING DEMAND PROJECTION SUMMARY									
YEAR	Single-Detached	Movable Dwelling	Semi-Detached House	Row House	Apartment, Detached Duplex	Apartment Less Than 5 Storeys	Other Single-attached House	Projected Total	5-yr Increase
2006	3,180	10	20	15	40	255	45	3,565	N/A
2009	3,275	10	20	11	46	263	49	3,674	109
2014	3,376	10	21	13	46	265	55	3,786	111
2019	3,568	10	23	15	47	286	61	4,009	223
2024	3,746	11	23	18	46	310	62	4,216	208
2029	3,907	11	25	22	45	332	62	4,405	188
Total Increase:									840

Table 4.0.2 indicates that the total number of households is projected to increase from approximately 3,565 in 2006 to 4,405 in 2029, a gain of 840 dwellings. This represents a total increase in the order of 21% for the projected planning period, or a five year average increase of 5.2% (186 units per five year period). The residential building permit activity from the end of 2006 to the end of 2008 has been applied to the 2006 census base year housing figures in the above noted table. A total of 107 new residential building permits were issued during this period which has been applied to the 2006 dwelling counts.

It should be noted that the foregoing household projection statistics are conservatively derived from the low-growth projection scenario which depicted a population of 10,134 by 2029. Alternatively, if the more liberal growth scenarios are considered, an additional 255 new housing units may be anticipated in addition to the projected 840 dwellings projected for the planning period. This equates to a rather negligible difference of approximately 12 additional dwelling units per year. For the purposes of this study, the conservative low-growth projection scenario has been applied to future housing and employment projections.

5.2.1 Growth Allocation to Settlement Areas

Policy provisions for growth allocation at the Provincial, County and Local level have been reviewed in Section 1.1 of this report. The Bruce County Official Plan intends to direct the majority of growth (approximately 62%) to Primary and Secondary Urban Communities and Hamlet Communities. The above noted housing and population projections have been derived at a municipal-wide level and must be further allocated to primary settlement areas within the municipality. Wiarnton is presently the only fully serviced settlement area in the municipality and the Official Plan for the Town of South Bruce Peninsula stipulates that the majority of growth be directed towards areas serviced with municipal sewer and water, such as Wiarnton. For the purposes of this report, an assumption that approximately 75% of all future development will be accommodated within Wiarnton. The following Table 5.2.3 provides a breakdown of projected dwellings for Wiarnton.

Table 5.2.3

PROJECTED NUMBER OF ADDITIONAL DWELLING UNITS REQUIRED BY TYPE PER 5-YEAR PERIOD (WIARTON)							
PERIOD	Single-Detached	Semi-Detached House	Row House	Apartment, Detached Duplex	Apartment Less Than 5 Storeys	Other Single-attached House	Projected Total
2006-2009	71	0	-3	4	6	3	82
2010-2014	75	0	1	0	2	5	83
2015-2019	145	1	2	0	15	4	167
2020-2024	133	0	3	0	18	1	155
2025-2029	121	2	3	-1	16	0	141
TOTAL	545	4	5	4	58	13	629

5.2.2 Projected Residential Land Demand

The foregoing housing projections are converted into the overall residential land requirements that will be needed to accommodate the anticipated housing growth. The above noted figures for projected housing demand by housing type are based on current demand predispositions which maintain the single detached dwelling as the predominant housing choice.

From the projected long term housing need for the 2009 to 2029 period, the number of vacant lots currently in the planning process must be deducted from this projected total. The remaining future dwelling units required are converted to the total amount of land needed based on applicable gross density provisions stated in the Official Plan as follows:

- Low Density (11.3.1.5)
 - o Single detached: 15 units per hectare
 - o Semi-detached/Duplex: 20 units per hectare
- Medium Density (11.3.1.6)
 - o 35 units per hectare

Table 4.2.1 below summarizes the conversion of the anticipated housing unit demand to the amount of land which will be required to accommodate new residential development. Based on the above noted Official Plan density provisions, a total of 37.6 hectares will be required for new low-density housing development and 1.8 hectares anticipated for projected medium-density residential development.

Table 5.2.4 - FUTURE LAND REQUIREMENTS BY DWELLING TYPE

		Single-Detached	Other Single-attached House	Semi-Detached House	Apartment, Detached Duplex	Row House	Apartment Less Than 5 Storeys	Projected Total
		LOW DENSITY				MEDIUM DENSITY		
Official Plan Density (units per hectare)		15	15	20	20	35	35	
5 Year Immediate Land Requirement (2009-2014)	Projected Housing Need (2014)	146	8	0	2	2	8	165
	Hectares Required	9.73	0.53	0.00	0.10	0.06	0.23	10.65
		10.37				0.29		
10 Year Short Term Land Requirement (2009-2019)	Projected Housing Need (2019)	291	12	0	4	3	33	331
	Hectares Required	19.40	0.80	0.00	0.20	0.09	0.94	21.43
		20.40				1.03		
20 Year Long Term Land Requirement (2009-2029)	Projected Housing Need (2029)	545	13	4	4	5	58	629
	Hectares Required	36.33	0.87	0.20	0.20	0.14	1.66	39.40
		37.60				1.80		

5.2.3 Residential Land Supply within the Town of Warton

The following intends to provide a comprehensive review of the land available for residential growth anticipated within the Town of Warton. The vacant lot inventory data has been derived from Geographic Information Systems (GIS) data provided by the County of Bruce Planning and Economic Development Department based on current Municipal Property Assessment Corporation (MPAC) assessment information. MPAC data for vacant parcels has been verified by examining available 2006 aerial imagery. Three categories of residential land supply are outlined in Table 4.3.1 according to anticipated time periods for development build-out potential.

TABLE 5.2.5 – VACANT RESIDENTIAL LANDS BY BUILD-OUT PERIOD

Immediate Supply	1 to 3 years (2009 to 2012)	Existing vacant lots of record, vacant lots in registered plans of subdivision (LESS THAN 0.3 Hectares).
Short Term Supply	10 years (2009 to 2019)	<ul style="list-style-type: none"> - Lots within draft approved Plans of Subdivision. - Existing vacant lots less than 0.3 Hectares but are subject to constraints (i.e. access limitations, hazard lands, etc).
Long Term Supply	20 years (2009 to 2029)	Vacant lands presently designated for future residential uses which are: <ul style="list-style-type: none"> - Greater than 0.3 Hectares - Lands that are presently designated for residential purposes and are suitable for future plans of subdivision.

The time periods used to define immediate, short and long-term lot supply periods are stated solely for information purposes and do not reflect any particular assumption or bias in population growth rate periods. They have been derived based on the anticipated time frame devoted to meeting conditions of approval for draft plans of subdivision, administrative review procedures among other approval processes.

Appendix 1 to this report illustrates all vacant parcels designated for residential purposes in accordance with the Town of Warton Community Plan. As noted in Table 5.2.5, all existing vacant residential lots less than 0.3 hectares (0.75 acres) as well as vacant lots in registered plans of subdivision are categorized as immediate residential land supply for future development. The premises behind this grouping is that these lots exist and a building permit can be obtained for these parcels without further administrative review, subject only to municipal zoning provisions. All other vacant properties within the Town which are designated for residential development have been categorized as short and long-term residential land supply based on the following criteria:

- Lots within draft approved plans of subdivision as well as existing lots which are less than 0.3 hectares and are subject to development constraints (i.e. water feature, hazard lands, no access to a public street, etc.) These lots therefore will require further administrative review prior to the issuance of a building permit and

are categorized as residential lands available for the short-term planning period (2009-2019).

- Lots which are greater than 0.3 hectares which may be subdivided into additional building lots are considered available residential lands for the long-term planning period (2009-2029)

Table 4.3.2 summarizes the vacant residential land supply within the Town. There is presently a total of 23.8 hectares of vacant residential land available to accommodate future residential development within Wiaraton.

Table 5.2.6

VACANT LAND INVENTORY SUMMARY			
LAND CATEGORY	NUMBER OF PARCELS	TOTAL HECTARES	TOTAL ACRES
VACANT RESIDENTIAL - IMMEDIATE SUPPLY (< 0.3 ha, Unconstrained)	61	6.402	15.8
VACANT RESIDENTIAL - SHORT TERM SUPPLY (< 0.3 ha, Draft Approved, Require Further Review)	81	8.941	22.1
VACANT RESIDENTIAL - LONG-TERM SUPPLY (Greater than 0.3 Hectares, Subdivision Potential)	3	8.507	21.0
TOTAL	145	23.850	58.9

5.2.4 Residential Land Required to Accommodate Projected Growth

The Provincial Policy Statement stipulates that in order to provide for an appropriate range of housing types and densities, planning authorities shall maintain a minimum 10-year land supply to accommodate residential growth. Planning authorities shall also provide at least a three year supply of residential lands with sufficient servicing capacity as well as lands within draft approved and registered plans in order to accommodate new development. In this regard, the above noted vacant residential land supply must be assessed against the anticipated residential land demand. This will determine the amount of additional land that will need to be allocated to accommodate the anticipated residential growth for the Town. The 23.9 hectares of vacant residential land must be allocated to low density and medium density developments to compare against the anticipated residential dwelling land requirements established in Section 5.2.2. The Official Plan specifies a housing mix target for new development to be in the order of 70% low density to 30% medium density. Past trends in new residential development activity, however, indicate a predominance of low density development which accounts for approximately 90% of all new residential dwellings. In order to meet the Official Plan target mix provisions while recognizing past development trends, an assumed target mix of 80% low density residential will be applied to the vacant land inventory in Table 5.2.7.

Table 5.2.7 - NEW RESIDENTIAL LAND REQUIREMENT - SUMMARY

		LOW DENSITY		MEDIUM DENSITY	
		TOTAL HECTARES	NUMBER OF DWELLING UNITS	TOTAL HECTARES	NUMBER OF DWELLING UNITS
5 Year Immediate Land Requirement (2009-2014)	Projected Housing Need (2014)	10.37	156	0.29	10
	LAND SUPPLY	5.12	49	1.28	12
	NEW LAND REQUIRED	5.25		-0.99	
10 Year Short Term Land Requirement (2009-2019)	Projected Housing Need (2019)	20.40	307	1.03	36
	LAND SUPPLY	7.15	65	1.79	16
	NEW LAND REQUIRED	13.25		-0.76	
20 Year Long Term Land Requirement (2009-2029)	Projected Housing Need (2029)	37.60	566	1.80	63
	LAND SUPPLY	6.81		1.70	
	NEW LAND REQUIRED	30.79		0.10	

The foregoing Table 5.2.7 demonstrates that the majority of future residential growth and resulting land demand will gravitate towards single detached dwellings. This is based on historic development trends and is to be expected for a rural-recreation community such as Warton. The Town of Warton requires an additional 5.25 hectares of additional land to accommodate anticipated residential growth for the immediate five-year planning window. This additional land requirement is based on the availability of those existing vacant residential parcels which are best suited for residential infill opportunities.

For the short and long term planning periods of 10 and 20 years, the land additional land required for future residential growth amounts to 13.25 hectares and 30.79 hectares respectively. This is based on existing availability of those larger vacant parcels which are suitable for plan-of-subdivision purposes or similarly, smaller vacant parcels which are encumbered by various constraints and will require further administrative review before development is realized. This, of course is based on the assumption that all new residential dwellings will be constructed on existing vacant lots prior to any future developments involving further lot creation or new residential land designation. The most appropriate allocation of the foregoing future residential development land will be examined later in this report.

5.3 EMPLOYMENT PROJECTIONS

Employment projections have been derived for the municipality based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Employment activity rates have been calculated for the projection period based on an assessment of historical trends in the calculated rate over past census periods in order to capture differing local economic cycles. The employment activity rates applied to this projection are derived for key employment sectors categorized as follows:

PRIMARY INDUSTRIAL EMPLOYMENT

- Categories which relate to local land-based resources such as Agriculture, Forestry, Aggregates, etc.

INDUSTRIAL

- Categories which relate to manufacturing, construction, transportation, storage, communication and other utilities

POPULATION RELATED EMPLOYMENT (COMMERCIAL)

- Categories related to population growth and commercial services within the municipality including Wholesale and retail trade, finance, real-estate, business services, accommodation, food services, etc.

INSTITUTIONAL

- Categories which relate to government services, education health and social services, etc.

OTHER SERVICES

- Home occupation

As noted, employment activity rates are derived from previous census periods with future rates being calculated based on past trends and assumptions. The projected population for the municipality established in Section 3.1 for a given five-year period is then multiplied by the anticipated activity rate for a specific employment category in order to provide a projected total employment figure for that sector.

Table 5.3.1

Year	EMPLOYMENT (Projected Number of Jobs)					
	PRIMARY INDUSTRY	INDUSTRIAL	COMMERCIAL	INSTITUTIONAL	OTHER SERVICES	TOTAL
(Census) 2006	380	780	1360	655	900	4075
2009	419	813	1449	724	953	4359
2014	456	846	1535	786	1006	4629
2019	493	885	1625	848	1062	4913
2024	529	924	1714	906	1116	5189
2029	561	958	1790	957	1164	5431
20 Year Growth	142	146	341	233	210	1072

5.3.1 Employment Land Demand

From the above noted employment projections noted in Table 5.0.1, assumptions regarding employment densities must be applied to determine the amount of land required to accommodate the anticipated growth in employment for the municipality.

Building square footage estimates per employment sector have been calculated based on the following employee spatial requirements:

- 1,000 square feet per employee for industrial employment
- 500 square feet per employee for commercial employment
- 500 square feet per employee for institutional employment

Table 5.3.2

ESTIMATED SQUARE FEET PER EMPLOYMENT SECTOR						
	2009	2014	2019	2024	2029	20 YEAR GROWTH
INDUSTRIAL (1000 sq.ft./Employee)	812,603	846,317	885,271	924,361	958,218	145,614
COMMERCIAL (500 sq.ft./Employee)	725,000	767,500	813,000	857,000	895,000	170,000
INSTITUTIONAL (500 sq.ft./Employee)	362,000	393,000	424,000	453,000	479,000	117,000
TOTAL EMPLOYMENT	1,899,603	2,006,817	2,122,271	2,234,361	2,332,218	432,614

The above noted building square footage figures per employment sector must be converted into overall future land requirements. Lot coverage assumptions based on existing employment uses and applicable zoning provisions are applied to the above noted square footage figures. Lot coverage assumptions for Commercial, Industrial and Institutional uses in the Town of Wiarnton are applied as follows:

- Commercial Employment – 30%
- Industrial Employment – 30%
- Institutional Employment – 40%

Table 5.3.2 summarizes the conversion of the anticipated growth in new jobs per sector from 2009 to 2029 into the amount of additional employment lands that will be needed to accommodate this employment growth. Based on a total growth of 720 new jobs in the Industrial, Commercial and Institutional employment sectors (excluding growth in primary industry and work-at-home employment sectors), a modest demand of 12.5 hectares of land is anticipated for new employment uses to 2029.

Table 5.3.3

ESTIMATED EMPLOYMENT LAND REQUIRED - 2029						
LAND USE	NEW JOBS	DENSITY (PER EMPLOYEE)	FLOOR AREA (sq.ft.)	FLOOR AREA (Hectares)	ASSUMED LOT COVERAGE	LAND REQUIRED (Hectares)
INDUSTRIAL	146	1000 sq.ft.	146000	1.356	30%	4.521
COMMERCIAL	341	500 sq.ft.	170500	1.584	30%	5.280
INSTITUTIONAL	233	500 sq.ft.	116500	1.082	40%	2.706
TOTAL:						12.507

5.3.2 Employment Land Designations in Warton

The supply of employment lands in the Town of Warton includes those lands designated DOWNTOWN COMMERCIAL, HIGHWAY COMMERCIAL AND INDUSTRIAL, MARINE COMMERCIAL and INDUSTRIAL in the Warton Community Plan. Each of these designations is intended to accommodate different employment functions, scales of development and permitted uses. The designations are summarized as follows:

DOWNTOWN COMMERCIAL (Section 11.3.2.3) – The downtown commercial core serves as the focus for business, retail and service facilities and remains the primary gathering place for administrative and social functions. A wide variety of uses are permitted with a more intensive form of development focused on the scale of the pedestrian. Permitted employment uses specifically include retail, office, service, administrative, cultural, community facility, medical, and entertainment functions.

MARINE COMMERCIAL (Section 11.3.2.4) – The lands subject to this designation are situated along the western shoreline of Colpoys Bay at the base of the Niagara Escarpment. Predominant land uses include marinas and facilities for the sale, rental, servicing, repair and storage of water recreation vehicles.

HIGHWAY COMMERCIAL AND INDUSTRIAL (Section 11.3.3) – The most predominant area is located at the south end of Warton, along Highway 6. The primary purposes of those lands that fall within this designation is to accommodate commercial uses serving the travelling public or those uses considered to be incompatible with the downtown area. In addition, these areas support those uses which require larger sites to accommodate buildings, storage and parking as well as a perceived need for visible access to vehicular traffic. Permitted employment uses in this designation include motels, motor vehicles sales and service centres, agricultural and industrial sales and service facilities, contractor yards and fuel storage depots.

INDUSTRIAL (section 4.12) – Lands within this designation are also situated within the southern portion of Warton along Highway 6 as well as additional lands south of Elm Street in the southwest extent of the settlement area. These lands intend to accommodate various industrial, office and retail and service commercial establishments requiring large sites or those uses which are not suitable for a commercial area. Permitted employment uses include traditional industries such as manufacturing, processing, fabrication, assembly, warehousing and repair establishments.

5.3.3 Supply of Vacant Employment Lands

For the purposes of this study, all vacant employment properties were categorized according to commercial and industrial designations. Presently, there are no vacant parcels subject to an institutional (Community Facility) designation and therefore institutional employment lands have not been assessed in the employment land supply analysis. The vacant Land Summary map in Appendix 1 to this report depicts all vacant commercial and industrial lands in Wiarnton.

There are 59.6 hectares (147.4 acres) of vacant commercial lands within the Town of Wiarnton, with an overwhelming majority of these lands (57.34 hectares (141.69 acres) being situated in the highway commercial designation within the Wiarnton south study area. The remaining vacant commercial lands are situated within the Downtown Commercial core area and generally consist of vacant parcels less than 0.2 hectares (0.5 acres) in area.

The only lands designated for industrial purposes are situated in the Wiarnton-south study areas and consist of two potential industrial-park sites, one of which is situated adjacent to Highway 6 and the other adjacent to Elm Street at the westerly settlement area boundary limit. These designated lands consist entirely of vacant parcels which constitute 78.1 hectares (192.9 acres).

The foregoing vacant employment land inventory is assessed against the anticipated employment land demand in order to determine if additional land is required. Table 5.4 outlines the amount of additional employment land needed as a factor of the amount of land anticipated minus the existing supply. The resulting figure is an overall land surplus of 125 hectares of vacant lands designated for employment purposes within the Town.

Table 5.3.4

EMPLOYMENT LAND SUPPLY VS. DEMAND TO 2029 - SUMMARY					
ESTIMATED EMPLOYMENT			VACANT LAND AVAILABLE		ADDITIONAL LAND REQUIRED
LAND USE	NEW JOBS	LAND REQUIRED (Hectares)	NUMBER OF PARCELS	TOTAL HECTARES	
INDUSTRIAL	146	4.521	3	78.052	-73.531
COMMERCIAL	341	5.280	27	59.637	-54.357
INSTITUTIONAL	233	2.706	0	0	2.706
TOTAL:	720	12.507	30	137.689	-125.182

A major surplus of employment land exists predominantly within the south Wiarnton study area in comparison to the projected employment established in Section 5.0.

Notwithstanding this employment land assessment has been based on an ambitious assumption that most, if not all of the new employment development anticipated for the

town, specifically highway commercial and industrial sectors, will be directed to occur in Warton. A total of 125.1 hectares of surplus designated vacant employment land exists and will serve as a prime candidate for potential land use re-designation subject to further review at a later stage of this study.

5.4 PROJECTED GROWTH SUMMARY

The foregoing intends to provide an assessment of historical population and development growth trends as a precursor for projected future growth within the municipality. The established future growth in population, housing and employment has been compared to existing residential and employment land inventory in order to determine the amount of additional land required to accommodate expected growth in accordance with provincial policy.

Residential Development

Based on the PPS preference for new residential dwellings to locate on existing vacant lots of record prior to new residential land allocation, an additional 30.89 hectares of residential land are required to accommodate long term growth in Warton for the 2009 to 2029 planning period. Given the rural nature of this region, the majority preference for single-detached dwellings is prevalent. Therefore it is likely that additional lands will need to be allocated for residential purposes notwithstanding this minor surplus of low density residential lands. With regard to medium density residential lands, a slightly greater surplus exists in the order of 4.2 hectares of additional land available to accommodate medium density development beyond what is anticipated for the Town.

Employment Lands

The majority of vacant commercial and industrial employment lands exist within the southern extent of the Warton settlement area, south of Elm Street and west of Highway 6. Lands within this area designated for highway commercial and industrial purposes account for 135.4 hectares which represents 98% of all vacant employment lands in Warton. Based on the projected employment activity anticipated for the municipality, 12.5 hectares of employment lands are required to accommodate the projected employment growth. This is based on an ambitious assumption that most, if not all new employment, specifically industrial, highway commercial and institutional sectors will be allocated to Warton. Therefore, a significant surplus of employment lands exists and is in the order of 125 hectares of land beyond the anticipated employment demand. It is apparent that these surplus vacant employment lands will serve as a prime candidate for re-designation to more appropriate land use allocations.

The following sections to this report will provide an assessment and allocation of future development designations based on the foregoing background material as well as other factors such as servicing infrastructure, existing growth and intensification policies and input from municipal staff, council, stakeholders and members of the public. This

additional review will supplement the background material and projection methodology included in this report to provide a complete comprehensive review document.

6.0 INFRASTRUCTURE

6.1 Warton Water Treatment and Distribution System

In April, 2009 a review of uncommitted, remaining water and sewage capacity was prepared by Genivar Consultants (Henderson Paddon & Associates Ltd.) for the Town of Warton. A summary table of the uncommitted reserve water capacity analysis is included in Appendix 2 to this report.

There are 1,157 actual, existing residential, institutional, commercial and industrial connections on the Warton water system. Based on the systems rated capacity coupled with the observed maximum and average day water demand from 2005 to 2007, an additional 935 remaining connections can be accommodated on this water system. However, there are 301 committed, but unconnected connections at this time which consist of the following:

- Watson Street extension (30 new connections)
- Dawson Street/John Street extension (16 new connections)
- Elm Street extension (15 new connections)
- South lands servicing extension – Highway 6 and Part Lot 1, Concession 20 (50 new connections)
- Approved Subdivisions (94 new connections)
- Vacant lots on existing services (96 connections)

The net remaining, uncommitted reserve capacity is 634 connections (935 connections minus 301 committed but unused connections).

A preliminary review of fire flow availability in the Warton south settlement area lands was also provided in the Genivar report. This analysis was undertaken as the elevation of the lands south of Elm Street and West of Highway 6 are quite high (approximately 210 m A.S.L.) compared to the bottom of the fire storage component of the water tower (235 m A.S.L.). The analysis concluded that a fire flow of approximately 112 L/s should be available at the last hydrant on the existing 300 mm diameter watermain south of Elm Street on Highway 6 which exceeds the required 95 L/s. As development occurs in this area, it is anticipated that additional watermains would be constructed to provide a local watermain grid system to reinforce water flows in the area. Pending final details of the proposed adult lifestyle community anticipated for this area, no significant additional water distribution infrastructure such as booster stations or additional reservoirs appear to be required at this time.

6.2 Warton Sewage System

The sewage system analysis contained in the Genivar report provides a review of the average day sewage flow treatment capacity of the Wiaraton lagoon system. The sewage system consists of 965 existing wastewater connections. A summary table of the uncommitted reserve wastewater capacity evaluation is included in Appendix 3 to this report. Based on the average rated flow capacity of 2,500 m³/day coupled with the observed average day flow from 2005 to 2007 (1,848 m³/day), an additional 494 remaining connections can be accommodated on this system. Similarly to the water treatment system, there are 331 committed, but unconnected connections at this time in which are comprised of the following:

- Watson Street extension (30 new connections)
- Frank Street extension (30 new connections)
- Dawson Street/John Street extension (16 new connections)
- Elm Street extension (15 new connections)
- South lands servicing extension – Highway 6 and Part Lot 1, Concession 20 (50 new connections)
- Approved Subdivisions (94 new connections)
- Vacant lots on existing services (96 connections)

The net remaining, uncommitted reserve capacity is 163 connections (494 connections minus 331 committed but unused connections).

With regard to a review of wastewater servicing specifically within the study area, a new sewage pumping station, forcemain and trunk sewer as well as local sanitary sewers will be required prior to any major new development. The sewage pumping station at Elm Street/Taylor Street is currently at maximum capacity during peak flow events and will also require improvements to increase this pumping capacity before any significant development occurs. Previous studies undertaken have estimated the capital cost to undertake the foregoing sewage infrastructure upgrades will be in the order of approximately \$1.5 million, as of 2008. This value excludes the costs of local sewers and the additional upgrades recommended for the Elm Street/Taylor Street sewage pumping station.

Based on the foregoing, no significant upgrades to the water supply, treatment or storage works would be required to expand water servicing in the Wiaraton south study area. To expand wastewater servicing in this area, significant improvements are required, including upgrades to the existing Elm Street/Taylor Street pumping station as well as a new forcemain and trunk sanitary sewer. Details on any new servicing infrastructure as well as need improvements to the existing systems in this area will need to be evaluated in conjunction with a more detailed development proposal for the study area.

6.3 Transportation

Provincial Highway No. 6 is the major north-south transportation corridor for the Bruce Peninsula which borders the eastern boundary of the Warton south study area. This is a major thoroughfare for communities within the Bruce peninsula and links the City of Owen Sound with Tobermory. The study area is bound to the north by Elm Street (Concession Road 21) and Boat Lake Road (Grey Road 17). The majority of lands adjacent to Highway 6 are designated for Highway Commercial purposes in the Warton Community Plan. These lands are intended for those commercial and clean industrial uses that depend on a high degree of vehicular traffic access and visibility and also require a larger lot area than what typically may be available in the urban centre. Local Official Plan policy discourages strip commercial development in a manner which would create repetitive access points along Highway 6. It is also a mandate of the Ontario Ministry of Transportation to minimize direct access to Highway 6 in order to maintain safe and efficient vehicular movement along this corridor. Therefore, an internal road network to service these lands adjacent to Highway 6, including service road options should be implemented in a manner which integrates the existing surrounding road fabric and unopened road allowances for future development.

6.4 Stormwater Management

In May, 2009 Genivar Consultants (formerly Henderson Paddon & Associates Ltd.) prepared a preliminary stormwater management review summary for the Warton south planning area (Appendix 4). This preliminary stormwater review identifies three catchment areas, the first of which (Area A) is a 17.2 hectare northeast section. The current outlet of this section is northeasterly through the Township of Georgian Bluffs via an existing culvert under Highway 6 to an existing stormwater management pond (SWMP) owned by the Grey Sauble Conservation Authority. Area B consists of the northwest 48.5 hectare section of the study area. The drainage outlet of this catchment area is northwesterly under Elm Street, then westerly as a municipal drain under North Acres Road through Clavering Creek to Boat Lake. Area C includes the remaining 96.7 hectare south section of the study area, of which the outlet is westerly to Clavering Creek, then northwards under Elm Street terminating in Boat Lake.

Preliminary measures suggested for accommodating increased capacity of stormwater runoff include generally maintaining the existing drainage pattern and constructing on-site stormwater management ponds within development parcels.

6.5 Public Service Facilities

There are a number of public service facilities that should be considered when evaluating proposed changes to land use designations and the settlement area boundary for the Warton south lands. Of special importance are facilities relating to health, education and municipal services.

Most of these services are situated within the Warton downtown area. Health services are provided by the Grey Bruce Health Services – Warton Hospital which is located near the southeast corner of Mary Street and Berford Street (Highway 6). The hospital provides emergency care to the high influx of seasonal visitors to the southern peninsula and Sauble Beach and is well suited for expanding development within the south study area.

The Peninsula Shores District School is the only school facility situated in Warton. It is a newly constructed public school offering junior kindergarten through grade 12. This school serves as the secondary school facility for students from Hepworth Central School, Amabel Sauble Community School and Cape Croker Elementary School. The school is situated at the southwest corner of George Street and Watson Street and is approximately 0.5 metres north of the study area.

The municipal office for the Town of South Bruce Peninsula is located in the downtown area at the corner of George Street and Berford Street (Highway 6).

7.0 EXISTING POLICY DIRECTION AND CONSIDERATIONS

7.1 Provincial Interests

The purpose and intent of this report is to examine the land use policy designations for the Warton South Study Area and evaluate projected growth that may warrant other designations in accordance with Provincial policy. Provincial interests emphasize sustainable development practices through growth initiatives within urban centres, enhanced environmental protection, service and infrastructure efficiencies and improvement of the public realm and community stewardship. The 2005 Provincial Policy Statement (PPS) encourages the accommodation of new development and growth through residential infill and intensification, more compact built form, mixed use, transit oriented and accessibility supportive development, reuse and rehabilitation of the built environment, and brown and greyfield developments. The PPS further promotes greater service, infrastructure and energy efficiencies, alternative and innovative regulatory standards, enhanced open spaces and public realms. These provincial policy objectives as well as the detailed land use policies outlined in the following subsection are to be assessed against future growth allocation options including the adult lifestyle community proposal.

7.2 Local Official Plan Policies

The Town of South Bruce Peninsula Official Plan is the primary vehicle for implementing long-range provincial and county policy directives and interests. The Warton Community Plan forms a component to the Town of South Bruce Peninsula Official Plan and contains goals, actions and policies intended to maintain and strengthen the economic, environmental and social fabric for the community of Warton. Appendix 5 shows the existing land use designations specific to the Warton south study area.

Residential

Section 11.3 of this plan outlines the policies for residential land uses within Wiaraton. It is recognized that single detached homes are the predominant housing type in Wiaraton and will continue to predominate future development initiatives. However there is a need to promote a mixed and affordable supply of housing to meet the current and future needs of all segments of the community. Residential objectives or “Actions” are prescribed as follows:

- a) Encourage a reasonable supply of building lots and blocks for future residential development.
- b) Encourage a wide range of housing types and designs.
- c) Promote a range of single detached residential lot sizes.
- d) Encourage the design of new residential areas for safe pedestrian travel.
- e) Promote new industrial and commercial development to decrease residential taxes.
- f) Attempt to maintain at least 25% of all residential housing opportunities affordable for low and moderate income.
- g) Improve housing opportunities for Community members with special needs including low income people, seniors and supportive housing for the physically and developmentally handicapped.
- h) Encourage new residential development to be consistent and compatible with surrounding heritage resources.

The Wiaraton Community Plan prescribes housing mix target of 70% low density housing, 30% medium density housing. Low density residential development includes single detached, semi-detached and duplex dwellings and is subject to a maximum gross density of 20 units per hectare. Medium density residential development policies govern triplexes, 4-plexes, townhouses, row-houses and three-storey apartments. Historic residential development trends indicate 90% proportion of single detached dwellings. A greater policy emphasis should be placed on encouraging a wide variety of housing formats and densities to reflect this 70% single detached housing objective.

The following design criteria have been provided in the Wiaraton Community Plan for future medium density residential development:

- i) compatibility with existing land uses in the immediate area and the historical
- ii) character of existing buildings;
- iii) designed with a maximum of three (3) stories and where possible, a building profile which conforms visually with the surrounding residential structures;
- iv) availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;

- v) necessary buffering from abutting uses;
- vi) suitable landscaping, lot grading, drainage and on-site amenities; and,
- vii) the availability of full municipal services to accommodate the proposed density of development.

This established design policy framework intends to ensure that new residential development is compatible with the existing development character, appropriate access and servicing are available and transition measures are provided for abutting uses. In consideration of future residential designations within the Wiarnton South settlement area, there should be less reliance on standardized and somewhat rigid “cookie-cutter” zoning and infrastructure standards to regulate proposed developments. Greater encouragement should be given to innovative and flexible building formats and site design options which will allow for adaptation to changing adult lifestyles and family situations. Additionally, site design, infrastructure and servicing standards should be considered to best accommodate new development within a finite and increasingly compact built environment in a manner which differs from estate-style residential developments typical of the area. Innovative site, building and infrastructure design initiatives may serve to optimize the efficient use of available space to minimize potential environmental disruption, ensure infrastructure efficiency and create visibility amenity space, open spaces, passive and active recreational areas, streetscapes and pedestrian linkages.

Policy framework should be built around mechanisms that support and promote landscaping, greening, buffering, berming, screening, vegetation, accessibility and connectivity to man-made and natural heritage areas. Further emphasis should be given to innovative building design, building siting, facades, height, massing, and terracing to enhance ground level and above ground amenity and open space.

Highway Commercial

There is a predominant area designated for highway commercial purposes adjacent to Highway 6 within the Wiarnton South study area. The intent of the highway commercial designation is to provide opportunities for the establishment of those commercial uses and environmentally clean industries that are dependent on a high degree of visible access and require larger sites that what can typically be provided in a downtown area. The primary goals of the highway commercial policies are to promote businesses that will provide a diversified economic base, greater employment opportunities and clean industries. In order to ensure that the highway commercial lands are developed as an attractive entrance to the community, the following site development standards are specified in the Wiarnton Community Plan which regulates new highway commercial development proposals.

- i) landscaping shall be provided between any Highway Commercial and Industrial use or parking areas and the adjacent highway, except for designated entrances and exits;

- i) all outdoor storage for uses other than automotive and recreational vehicle dealerships should be located to the rear or side of the main building on the lot and shall be fenced or suitably screened from adjacent uses;
- ii) signs shall be limited in number and designed to be functional and avoid visual clutter and distraction, and where possible should be consolidated on shared sign structures;
- iii) underground wiring for hydro, telephone, and other transmission lines shall be promoted; and,
- iv) vehicular parking for employees shall be restricted to the side or rear of the principal building and screened from surrounding uses and views from the street.

It is also a policy of the official plan to prohibit strip development in order to allow for safe and efficient vehicular movement. Highway commercial and industrial uses should be grouped together for access and servicing efficiencies. Options such as combining entrances or service roads are promoted which will reduce access points onto Highway #6. A prime focus of the development standards is to provide a more attractive streetscape for the southern entrance to the community. The development standards could be strengthened by prohibiting parking and storage areas in front of buildings by means of a zoning By-law modification. As well, signage should be limited to fascia and ground signage or prohibiting free standing signage.

8.0 GROWTH ALLOCATION OPTIONS

8.1 Accommodating Projected Residential Growth

Based on historic growth observations, it is forecast that the Town of Warton will need approximately 629 new dwelling units to accommodate projected population growth to 2029. Assumed density provisions specified in the local Official Plan translate this to a total anticipated residential land demand of 39.4 hectares. There are a total of 23.9 hectares of vacant residential land available for development within the Town. Of which, 6.4 hectares consist of existing vacant residential parcels suited for infill development and 8.5 hectares consisting of larger parcels suitable for subdivision developments.

The comparison of projected residential growth against existing land supply is based on an assumption that all new residential dwellings will be constructed on existing vacant lots prior to future developments requiring additional lot creation. In review of the long-term residential land requirements, an additional 30.8 hectares are required beyond what is presently available for future subdivision developments. Based on this long term residential land deficit, coupled with the assumptions applied to the projection formulation, it would be appropriate to consider alternative residential land use designations for those employment lands within the Warton South Study Area.

As noted earlier in this report, a proposal has been submitted for a 1200 to 1500 unit adult lifestyle community within the Warton South Study Area. It is anticipated that these units will be phased over a 15 to 20 year period. It may be difficult to comprehend the need for additional residential land to support a proposal for 1200 to 1500 additional

dwelling units in light of the foregoing residential land supply versus demand review. However, one must consider that a large-scale development of this nature may spawn its own form of “induced population demand” in which the development itself serves as an attractive destination for new residents from outside the region in a manner which would defy historic development trends. As noted in the foregoing section 5.1 of this report, it is difficult to model this type of induced growth which defies historical growth trends.

If growth is to be sustained for this area over the long-term, the Town must ensure a policy framework is in place which implements those provincial interests prescribed by the Planning Act and enforced through the Provincial Policy Statement. This means a move away from traditional housing developments and implementing a policy environment that supports and encourages more compact built form, mixed-use developments, higher density building formats and increased useability of surface landscapes. The proponent for the adult lifestyle community has suggested the development will include some commercial uses that intend to serve those needs specific to the adult lifestyle community. These uses will be included within a proposed village centre and would consist of home care, mobility services, health and fitness, leisure, convenience retail, and institutional facilities.

The proposed village centre presents an opportunity to implement those provincial directions including mixed-uses and higher density development options. As mobility and accessibility are prevalent issues amongst ageing demographic groups, consideration should be given to a built form which promotes the ease of mobility at the pedestrian level as well as alternative transportation formats. Various housing formats should also be available and the adult lifestyle community provides an opportunity to fulfill this provincial mandate. The majority of the existing housing stock for the municipality is the single-detached dwelling which accounts for 90% of all dwelling units. The Provincial Policy Statement encourages planning authorities to provide for a range and variety of housing options for existing and future residents and the adult lifestyle community should be development in a manner which provides greater housing variety.

8.2 Accommodating Projected Employment

The Town of Warton has 137.7 hectares of vacant commercial and industrial land available to accommodate future employment uses. The majority of this land is situated within the Warton South Study Area. It is estimated that a total of only 12.5 hectares of land will be required to accommodate projected employment activity through the 2029 planning period. This indicates that a substantial surplus of 125.1 hectares of vacant land is presently designated for employment uses. Consideration of other designations is appropriate given this abundant surplus anticipated for the planning period, coupled with the recent residential development interests expressed for these lands.

The Province recognizes the importance of providing a sufficient employment land base as a prerequisite to a viable local economy and requires that any proposal to re-designate employment lands to other uses necessitates a comprehensive review. One

of the fundamental issues facing the Town of South Bruce Peninsula, along with many localities in this region is the declining workforce due to an ageing population and small in-migration of working-aged people. Local businesses therefore experience ongoing difficulties associated with recruiting new employees and there is little incentive available for new business to locate to or start up within communities such as Wiarnton.

Of primary concern to the Town is the declining employment activity and the corresponding increased emphasis for Wiarnton as a retirement community. In this regard, the Town of South Bruce Peninsula commissioned the completion of an Economic Development Plan in 2005 to identify a strategy for improving the local economic conditions in the area. One of the key recommendations is to foster the role of the municipality as an enabler to economic development, in that, the municipality must ensure that sufficient land resources, services and facilities are available to spawn economic growth. The designation of abundant industrial and employment lands within the south study area of Wiarnton may be a municipal response to ensuring adequate employment lands and services are provided. However, the preceding analysis indicates that even with the employment growth anticipated for the 2029 planning period, a significant abundance of the existing vacant employment lands will remain.

A re-designation of a portion of the existing lands designated industrial and highway commercial within the Wiarnton South study area for residential purposes is appropriate. However, a complete replacement with a residential designation may be excessive in light of the preceding residential land supply versus demand analysis. It would be logical to re-designate these lands “residential” in accordance with the initial phasing of the proposed adult lifestyle community and retain the balance of the lands for “planned development” purposes.

The servicing assessment contained in Section 6.0 of this report confirms that no significant upgrades to the water supply, treatment or storage works would be required to expand water servicing in the Wiarnton south study area for future residential development. An expansion of wastewater servicing in this area however would require significant improvements, including upgrades to the existing Elm Street/Taylor Street pumping station as well as a new forcemain and trunk sanitary sewer.

9.0 PRELIMINARY GROWTH STRATEGY

Given the preceding analysis of growth accommodation, existing infrastructure allocation and Provincial, County and local policy direction, a logical approach to designating future land uses within the Wiarnton south study area emerges. Approximately 720 additional jobs are expected for the town through the 2029 planning period which will occupy approximately 12.5 hectares of land. Presently there are 137.7 hectares of vacant employment land within the Town which exceeds the employment projections by 125 hectares. Given this excessive oversupply, a proposal to re-designate these lands for other uses, primarily residential, is justified.

However, the residential land assessment indicates that there is presently 23.9 hectares of vacant residential land available for future development. The majority of this however is only available in the form of existing vacant lots of record suitable for infill and intensification forms of new residential development. The existing long-term supply for residential lands being those lands available which are suitable for larger subdivision developments consists of 8.5 hectares.

Additional residential land designation in the Wiarnton south area is desirable in light of the apparent oversupply of employment lands and recent development interest for additional residential lands. An over-supply of residential lands is beneficial for long-term planning purposes as it provides for:

- Greater than anticipated household growth;
- Land price competitiveness;
- Property ownership limitations;
- Choice of locations; and
- Equity of growth distribution.

The following land use designations and policy modifications should be considered by the municipality and generally considers the addition of a “Special Policy Area” to the existing Wiarnton Community Plan. This Special Policy Area specifically applies to those lands subject to the Adult Lifestyle Community proposal and outlines the criteria that should be met by the proponent in ensuring development persists in a progressive and orderly manner. Draft policy to be considered is provided below with land use designation modifications for the south study area being provided in Appendix 6 to this document.

10.0 POLICY RECOMMENDATION

TOWN OF SOUTH BRUCE PENINSULA OFFICIAL PLAN

SECTION	11.0	WIARTON COMMUNITY PLAN
	11.3	LAND USE POLICIES
	11.3.9	SPECIAL POLICY AREA #2
		WIARTON SOUTH POLICY AREA

11.3.9.1 WIARTON SOUTH SPECIAL POLICY AREA

1.1 PREAMBLE

The following special policy area provides direction for the development of lands identified within the Warton South Settlement Area. A preliminary concept proposal has been submitted for the development of an “Adult Lifestyle Community” for these lands. It is intended that a mixed use residential-commercial and open space community shall be developed which fosters a mature adult living environment.

1.2 STUDY AREA

The “Warton South Special Policy Area” concerns approximately 95 hectares (235 hectares) identified on Schedule ‘B’ to this plan. These lands are specifically referenced as Part Lots 1,2 and 3, Concession 21 in the former Town of Warton, now part of the Town of South Bruce Peninsula.

1.3 BACKGROUND

A general concept proposal has been submitted for the development of an “Adult Lifestyle Community” for the subject lands. In review of this concept, Council has commissioned the completion of a Growth Management Report for the Warton South Settlement Area being a comprehensive review of land use designations in the Warton south area in the spring of 2009. The report estimates a population increase ranging from 1,428 to 2,295 additional permanent residents for the 2009 to 2029 planning period. The residential and employment land analysis provided in this report has demonstrated sufficient merit in re-designating pre-existing employment lands for residential purposes in support of the “Adult Lifestyle Community” Proposal. This special policy area results from the intent of Council to set out the objectives, development criteria and

policies regarding orderly progression of growth and development within this special policy area.

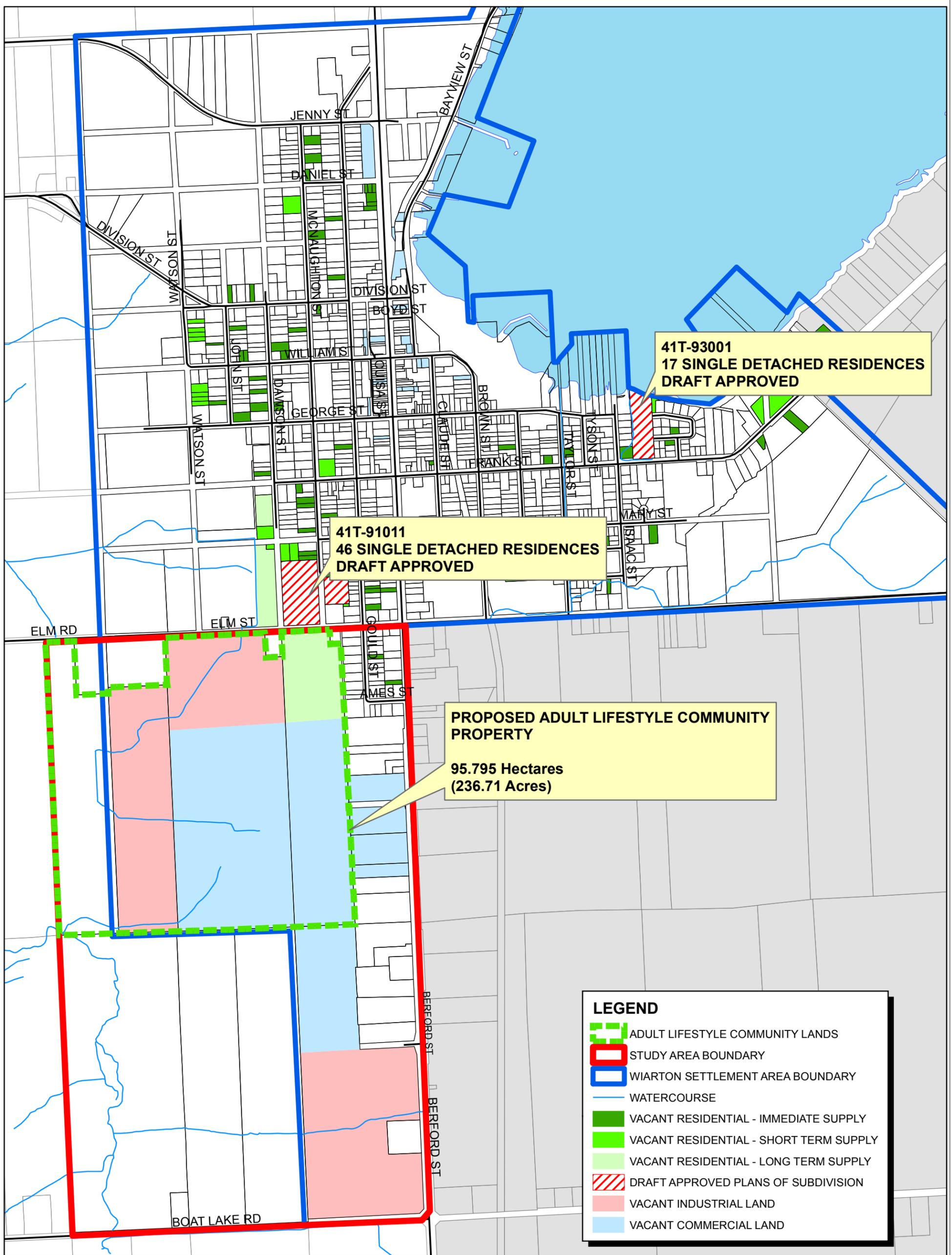
1.4 GROWTH MANAGEMENT STRATEGY

A staged growth management policy framework is necessary to direct future development interests within the Wiaraton South Policy Area. The lands subject to the Special Policy Area are to be zoned “Planned Development” (PD). Prior to any rezoning approval for these lands, Council shall be satisfied that the following requirements are fulfilled by the proponent:

- a) A Growth Strategy shall be provided by the proponent outlining development staging details, including annual population and dwelling unit growth anticipated for each development phase as well as a comprehensive servicing and storm water management agreement. Development phasing shall coincide with Municipal growth expectations.
- b) A detailed development concept plan shall be provided. The concept plan shall consist of the following:
 - i. Areas identified for the following land use purposes:
 - Residential
 - Open Space
 - Village Centre (Commercial and Institutional)
 - Environmental Protection
 - ii. Land use patterns, residential densities and building forms that efficiently utilize resources, energy and infrastructure.
 - iii. The development of a parkland system that is convenient and accessible to community residents.
 - iv. An integrated trail system that enhances public access to significant environmental areas as well as active and passive recreation areas.
 - v. A range of residential uses including ground-oriented residential uses.
 - vi. Public meeting place in the form of a plaza or village centre which is centrally located within the community.
 - vii. On-site stormwater management facilities and a general stormwater management system which is integrated with the open space system.

APPENDIX 1

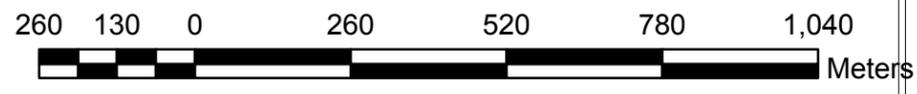
VACANT LAND SUMMARY MAP



LEGEND

- ADULT LIFESTYLE COMMUNITY LANDS
- STUDY AREA BOUNDARY
- WIARTON SETTLEMENT AREA BOUNDARY
- WATERCOURSE
- VACANT RESIDENTIAL - IMMEDIATE SUPPLY
- VACANT RESIDENTIAL - SHORT TERM SUPPLY
- VACANT RESIDENTIAL - LONG TERM SUPPLY
- DRAFT APPROVED PLANS OF SUBDIVISION
- VACANT INDUSTRIAL LAND
- VACANT COMMERCIAL LAND

MAP 1
TOWN OF WIARTON
VACANT DEVELOPMENT LANDS



VACANT LAND SUMMARY				
LAND CATEGORY	NUMBER OF PARCELS	TOTAL HECTARES	TOTAL ACRES	PERCENT OF TOTAL VACANT LAND
VACANT RESIDENTIAL - IMMEDIATE SUPPLY (Unconstrained, Less than 0.3 Ha)	61	6.402	15.8	5.8%
VACANT RESIDENTIAL - SHORT-TERM SUPPLY (Less than 0.3 Ha but require further review, draft approved)	81	8.941	22.1	10.9%
VACANT RESIDENTIAL - LONG-TERM (Greater than 0.3 Hs, Subdivision potential)	3	8.507	21.0	6.4%
VACANT COMMERCIAL	27	59.637	147.4	46.5%
VACANT INDUSTRIAL	3	78.052	192.9	36.8%

APPENDIX 2

UNCOMMITTED RESERVE CAPACITY ANALYSIS WIARTON WATER TREATMENT AND DISTRIBUTION SYSTEM

Report on Uncommitted Remaining Capacity
Town of South Bruce Peninsula – Table 1

Genivar Consultants LP – April, 2009

Table 1

Uncommitted Reserve Capacity Analysis

Warton Water Treatment and Distribution System

April, 2009

108093

1. Maximum day water demand for 2005, 2006 and 2007:

2005 - 2,935 m³/d (September)
2006 - 2,580 m³/d (July)
2007 - 2,845 m³/d (July)

Use 2,935 m³ as highest value in 3 years.

2. Average Day Water Demand for 2005, 2006 and 2007:

2005 - 1,534.5 m³/d
2006 - 1,495.4 m³/d
2007 - 1,555.6 m³/d

Average of three years is 1,528.5 m³/d

3. Number of existing water connections:

Warton - 932
Ames Survey - 48
Oxenden - 167
Gateway - 10

Total: 1,157 connections.

4. Determine maximum day flow per connection:

$2,935 \text{ m}^3/\text{d} \div 1,157 \text{ connections} = 2.54 \text{ m}^3/\text{day}$

5. Determine average day flow per connection:

$1,528.5 \text{ m}^3/\text{d} / 1,157 \text{ connections} = 1.32 \text{ m}^3/\text{d}$

6. Determine remaining, uncommitted capacity:

a)	Warton water plant rated capacity =	5,400 m ³ /d
b)	Subtract actual maximum day =	2,935 m ³ /d
c)	Preliminary net remaining capacity =	2,465 m ³ /d
d)	Subtract full allotment of maximum day flow for Oxenden water system =	502 m ³ /d
e)	Subtract full allotment of maximum day flow for Gateway water system =	37 m ³ /d
f)	Net remaining capacity =	1,926 m ³ /d

7. Determine number of additional connections

$1,926 \text{ m}^3/\text{d} \div 2.54 \text{ m}^3/\text{d} = 758 \text{ connections}$. However, add back existing Oxenden (167) and Gateway (10) connections as covered by maximum day flow allotment (502 m³/d and 37 m³/d) for Oxenden water system, respectively, as above. Total of 935 remaining connections.

8. Subtract Existing, Committed but Unconnected Connections

- Watson Street Extension - 30 new sewer and water connections;

- Dawson Street/John Street Extension - 16 new sewer and water connections;
- Elm Street Extension - 15 new sewer and water connections;
- South Servicing (Hwy 6 & Part Lot 1 Concession 20) - 50 new sewer and water connections;
- Approved Subdivisions - 94 new sewer and water connections;
- Vacant lots on existing services - 96

Total - 301 potential, committed but unconnected water connections

9. Net Remaining Uncommitted Reserve Capacity

935 connections - 301 committed, but unconnected water connections = 634 Connections

APPENDIX 3

UNCOMMITTED RESERVE CAPACITY EVALUATION WIARTON SEWAGE SYSTEM

Report on Uncommitted Remaining Capacity
Town of South Bruce Peninsula – Table 2

Genivar Consultants LP – April, 2009

Table 2
Uncommitted Reserve Capacity Evaluation
Warton Sewage System

December 9, 2008

108093

1. Historic day sewage flows:

2005 -	1,860 m ³ /d
2006 -	2,022 m ³ /d
2007 -	<u>1,662 m³/d</u>

Average value 1,848 m³/d

2. Number of wastewater connections:

Warton -	932
Ames Survey -	<u>33</u>
Total:	965 connections

3. Average flow per connection:

1,848 m³/d ÷ 965 connections = 1.92 m³/d/connection (Note: this value not used in Item 6 below)

4. Average day sewage flow rated capacity of lagoon treatment system = 2,500 m³/d

5. Determine remaining capacity:

a)	Existing capacity -	2,500 m ³ /d
b)	Subtract existing average day flow -	<u>1,848 m³/d</u>
c)	Net remaining capacity -	652 m ³ /d

6. Determine number of remaining connections:

Referring to Table 1, it is recommended that the average sewage flow per new connection in the future, whether based on new sewers or infill lots, etc., use the average water demand from Table 1 of 1.32 m³/d/connection (see Item 5 on Table 1).

This is because:

- i) New sewers built with modern PVC sewer materials and with tight controls regarding foundation drains, sump pump connections, etc., will significantly reduce the extraneous flow per connection for new connections.
- ii) New connections on existing sewers will add only the normal, domestic sewage flow as the extraneous flow input is already established by the existing sewer system.

Therefore, based on remaining capacity of 652 m³/d, the number of remaining connections is:

652 m³/d ÷ 1.32 m³/d = 494 connections

7. Subtract existing, committed but unconnected connections.

- Frank Street Extension - 30 new sewer connections;
- Watson Street Extension - 30 new sewer and water connections;
- Dawson Street/John Street Extension - 16 new sewer and water connections;
- Elm Street Extension - 15 new sewer and water connections;
- South Servicing (Hwy 6 & Part Lot 1 Concession 20) - 50 new sewer and water connections;
- Approved Subdivisions - 94 new sewer and water connections;
- Vacant lots on existing services - 96

Total - 331 committed, but unconnected sewage connections.

8. Net Remaining, Uncommitted Reserve Capacity

494 - 331 = 163 remaining connections

APPENDIX 4

PRELIMINARY REVIEW SUMMARY
STORMWATER MANAGEMENT STUDY
WIARTON SOUTH PLANNING AREA

Town of South Bruce Peninsula

Genivar Consultants LP – May 4, 2009

**PRELIMINARY REVIEW SUMMARY BRIEF
STORMWATER MANAGEMENT STUDY
WIARTON SOUTH PLANNING AREA
TOWN OF SOUTH BRUCE PENINSULA**

May 4, 2009

OS-09-062-11-OS

Area A: (Northeast section) – 17.2 Ha

Outlet is northeasterly through Township of Georgian Bluffs to the existing Storm Water Management Pond (SWMP) (Grey-Sauble Conservation Authority ownership) that in turn, outlets to the Elm Street/Taylor Street roadway ditches.

Options in order to increase capacity to accommodate run-off from proposed development:

1. Enlarge existing system
 - Culvert under Highway 6
 - Outlet ditch to pond
 - Culvert under Rail Trail
 - Enlarge storm pond
2. On-site Storm Water Retention Pond
 - Maintain existing easterly outlet
 - Development construct/maintain on-site ponds
3. Westerly Diversion to Area B
 - Maintain existing easterly outlet
 - Construct new outlet (new municipal street) to west (piped)
4. Southerly Diversion to Area C
 - Maintain existing easterly outlet
 - Construct new outlet (new municipal street(s) to south (piped))
5. Westerly/Southerly Diversion to Areas B and C
 - Maintain existing outlet easterly
 - Construct new outlet (new municipal street(s) to west and south (piped))

Area B: (Northwest Section) – 48.5 Ha

Outlet is northwesterly under Elm Street, then westerly as a municipal drain under North Acres Road, Clavering Creek to Boat Lake.

Options to increase capacity to accommodate run-off from proposed development:

1. On-site Storm Water Management Ponds within development parcels.

2. Construct one (1) Storm Water Management Pond (south side of Elm Street).
3. Construct two (2) Storm Water Management Ponds; one on south side of Elm Street and second southwesterly area.
4. Southerly Diversion to Area C.
 - Construct one (1) Storm Water Management Pond south side of Elm Street (similar as per Option 2).
 - Construct storm sewer (new municipal street) to divert south area to outlet to Area C.

It is understood that these Storm Water Management Ponds would be sized to accommodate diverted run-off from Area A, should such option(s) be selected.

Area C: South Section – 96.7 Ha

Outlet is westerly to the Clavering Creek, then north under Elm Street to Boat Lake.

Options to increase capacity to accommodate run-off from proposed development:

1. Construct one (1) large Storm Water Management Pond prior to outlet at southwest corner of development area.
2. On-site Storm Water Management Ponds with development parcels.
3. Construct more than one (1) Storm Water Management Pond within area and one prior to outlet off development area.

It is understood that the Storm Water Management Pond(s) would be sized to accommodate diverted run-off from Area A and B, should such option(s) be selected.

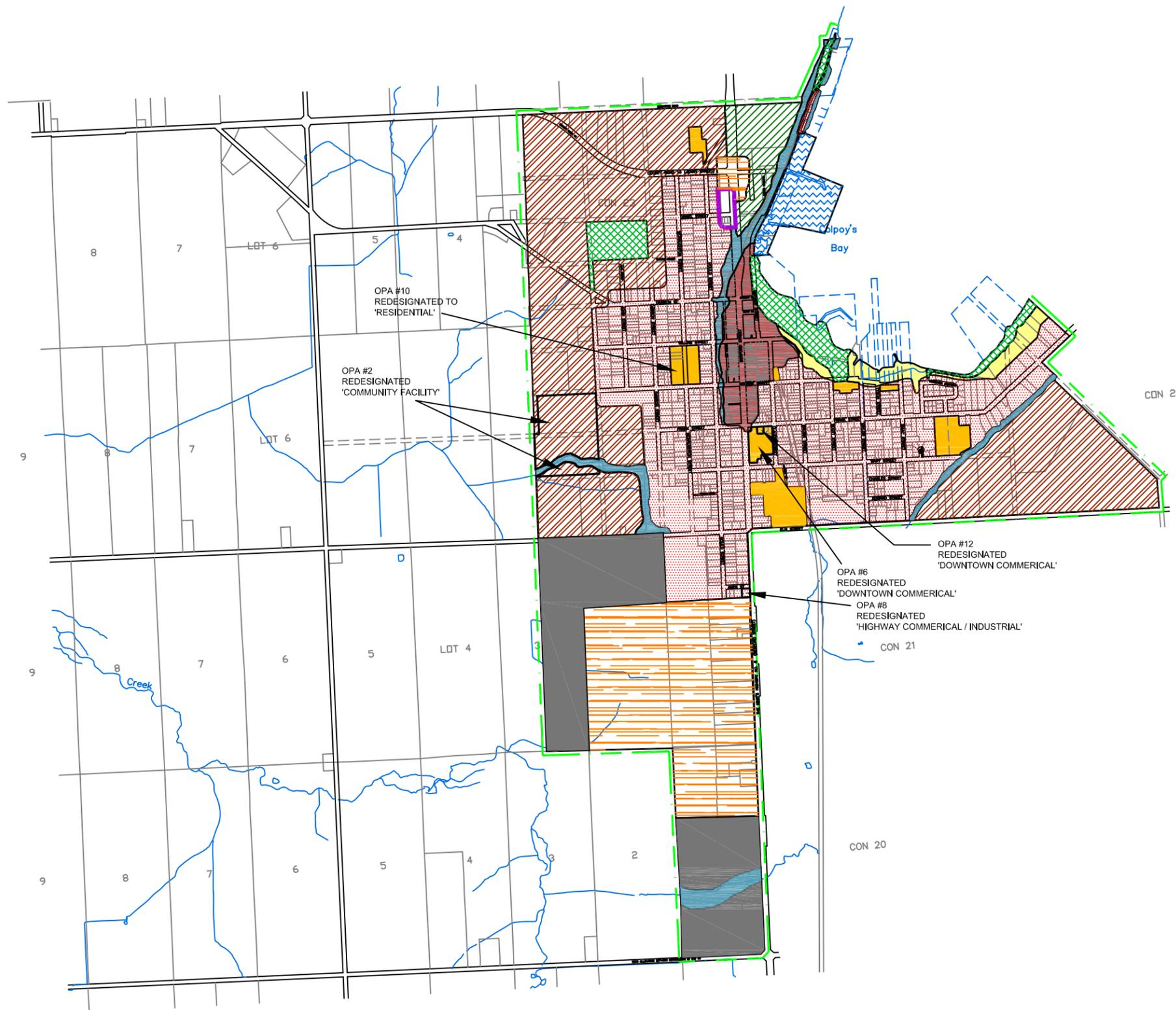
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DATE	DESCRIPTION
	REVISION / ISSUE
<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	
<p>G:\tr-07\trg\GENVAR 2009\PROJOS\GENVAR_LB.jpg</p>	
<p>945 Third Ave E, Suite 212, Owen Sound, ON, M4K 3G3 Telephone: (519) 376-7612 / Fax: (519) 376-8008 Toll Free: 1-888-376-7612</p>	
<p>Title: STORM WATER MANAGEMENT WARTON SOUTH PLANNING AREA</p>	
<p>Client: TOWN OF SOUTH BRUCE PENINSULA</p>	
Design: G L P	Scale: 1:4000
Drawn: T J J	Approved:
Checked: G L P	
Date: MAY 2009	Design Engineer
DRAWING No.	05-09-062-11-OS

APPENDIX 5

WIARTON LAND USE SCHEDULE 'B'
TOWN OF SOUTH BRUCE PENINSULA OFFICIAL PLAN



LEGEND

-  RESIDENTIAL
(Section 11.3.1)
-  DOWNTOWN COMMERCIAL
(Section 11.3.2.3)
-  HIGHWAY COMMERCIAL AND INDUSTRIAL
(Section 11.3.3)
-  MARINE COMMERCIAL
(Section 11.3.2.4)
-  COMMUNITY FACILITY
(Section 11.3.4)
-  ENVIRONMENTAL PROTECTION
(Section 11.3.5)
-  RECREATION AND OPEN SPACE
(Section 11.3.6)
-  RURAL
(Section 11.3.7)
-  SHORELINE CONSTRAINT AREA
(Section 11.4.4.8)
-  ESCARPMENT NATURAL AREA
(Section 11.3.8)
-  SPECIAL POLICY AREA No. 1
(Section 11.3.1.15)
-  INDUSTRIAL
(Section 4.12)

WIARTON Schedule 'B' LAND USE OFFICIAL PLAN FOR THE TOWN OF SOUTH BRUCE PENINSULA

Adopted by South Bruce Peninsula on November 26th, 2001 by By-law No. 82-2001.
Approved as modified by Bruce County Council on February 6th, 2003 by By-law No. 3994.
Approved by Ontario Municipal Board on August 24th, 2004.

Chris LaForest
Director of Planning, Chris LaForest

OFFICE CONSOLIDATION COPY - September 2004

299149 2001-03-01

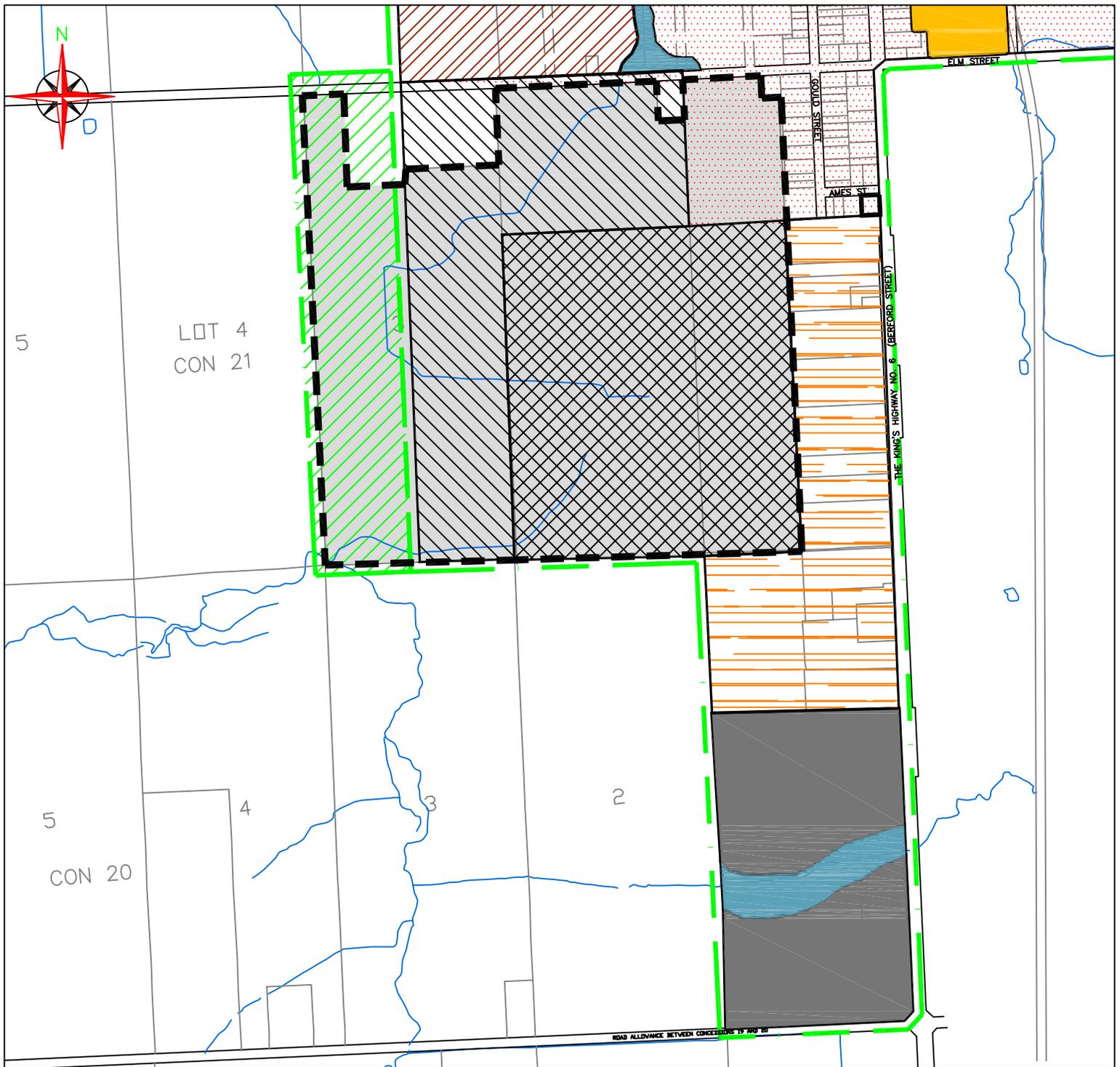
OPA NO.	DATE SCHEDULE REVISED
OPA NO. 2	September 20, 2005
OPA NO. 6	March 30, 2007
OPA NO. 10	February, 2007
OPA NO. 8	November, 2007
OPA NO. 12	December, 2007

SCALE 0 500 1000m



APPENDIX 6

PROPOSED LAND USE DESIGNATION MODIFICATIONS
WIARTON SOUTH PLANNING AREA



SCHEDULE 'A'
to
AMENDMENT No. _____

TOWN OF SOUTH BRUCE PENINSULA
OFFICIAL PLAN



LANDS TO BE ADDED TO SETTLEMENT AREA
BOUNDARY AND DESIGNATED 'RESIDENTIAL'



LANDS TO BE RE-DESIGNATED FROM
'INDUSTRIAL' TO 'RESIDENTIAL'

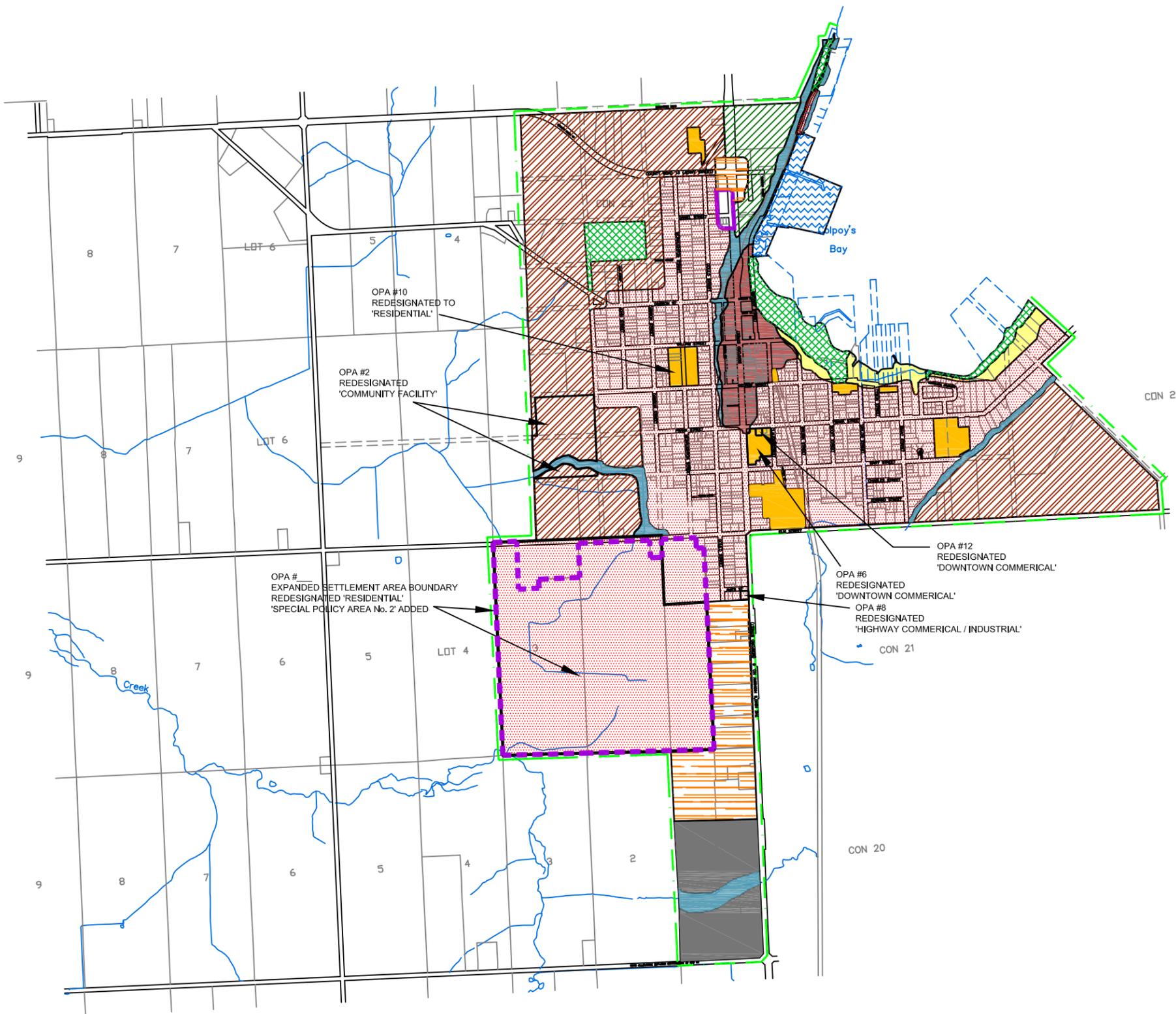


LANDS TO BE RE-DESIGNATED FROM 'HIGHWAY,
COMMERCIAL AND INDUSTRIAL' TO 'RESIDENTIAL'



LANDS SUBJECT TO 'SPECIAL POLICY AREA No. 2
'WIARTON SOUTH SPECIAL POLICY AREA'
(SECTION 11.3.9.1)

SCALE 0 250 500 m



LEGEND

-  RESIDENTIAL
(Section 11.3.1)
-  DOWNTOWN COMMERCIAL
(Section 11.3.2.3)
-  HIGHWAY COMMERCIAL AND INDUSTRIAL
(Section 11.3.3)
-  MARINE COMMERCIAL
(Section 11.3.2.4)
-  COMMUNITY FACILITY
(Section 11.3.4)
-  ENVIRONMENTAL PROTECTION
(Section 11.3.5)
-  RECREATION AND OPEN SPACE
(Section 11.3.6)
-  RURAL
(Section 11.3.7)
-  SHORELINE CONSTRAINT AREA
(Section 11.4.4.8)
-  ESCARPMENT NATURAL AREA
(Section 11.3.8)
-  SPECIAL POLICY AREA No. 1
(Section 11.3.1.15)
-  INDUSTRIAL
(Section 4.12)
-  SPECIAL POLICY AREA No. 2
(Section 11.3.9.1)

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SCALE 0 500 1000m

