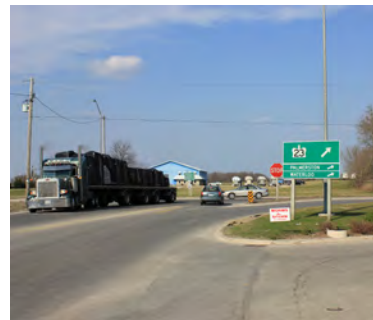




MUNICIPALITY OF
North Perth

27025
Final Report

North Perth Master Growth Plan Update



Submitted to the Municipality of North Perth
by IBI Group
March 24, 2014



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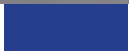
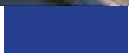
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1.0 Introduction

The Province of Ontario requires, through the Provincial Policy Statement, that all Municipalities provide sufficient land to meet projected needs “up to a 20 year planning horizon”. In order for a Municipality to ensure needs are met through logical growth patterns, a comprehensive review (through Policy 1.1.3.8 of the PPS) is required to assess the total land required over the next twenty years to meet land demand projections. This process confirms whether sufficient land exists to meet and accommodate the anticipated future demand. To confirm this, a detailed evaluation of land supply is conducted, which is then balanced against the anticipated land demand to confirm whether too much land exists, the right amount of land exists, or if more land is required.

The Municipality of North Perth undertook this exercise through the preparation of the North Perth Master Growth Plan (NPMGP). The findings of the NPMGP confirm that more land supply exists than what is required to accommodate the anticipated land demand over the next 20 years.

The total land supply was determined through a review of currently vacant or under utilized land within the settlement areas of North Perth. The NPMGP takes this analysis a step further and also provides a review of whether this confirmed supply is developable. For example, are the parcels of land included within the supply practical locations for future growth? This exercise also reviews existing policy. In some instances, parcels of land identified as land supply existing within settlement areas are zoned for agriculture, used for agricultural related uses, there is no intention for development on these properties, and/or existing County Official Plan policies prohibit development on these lands through the creation of a plan of subdivision. Regardless, this land is included within the calculated land supply given its location within an existing settlement boundary.

In essence, the findings of the NPMGP confirm that North Perth has too much available land supply but not necessarily in the “right places” resulting in limited opportunities for future growth. If Listowel, for example, required additional commercial lands to accommodate an imminent need, and it was determined the only location for this growth was to expand Listowel, the proposed modified settlement boundary would require justification from a planning and servicing perspective, and then approval by the Ministry of Municipal Affairs and Housing. If too much supply exists throughout the municipality as a whole there may be no, or limited, justification for additional supply through a boundary expansion; threatening the future growth of the community as a whole and its economic strength and vitality.

The recommendations of this report are an important step in setting the foundation for appropriate future development patterns throughout the Municipality over the next 20 year planning horizon.

The Municipality of North Perth is therefore moving forward with the implementation of the Recommended Boundary Changes as outlined within Appendix J of the NPMGP. This allows an opportunity to reassess the current land supply, prepare for anticipated growth demand, continued preservation of agricultural land, and to recognize existing and long standing growth patterns. This will also allow opportunities for growth in areas better suited to support growth and efficient development patterns.

The following information has been prepared in response to the recommendations made in the North Perth Master Growth Plan (July, 2010), and the Implementation Options outlined within the North Perth Master Growth Plan Implementation Strategy (February, 2012). It is important that this Update Report be read in conjunction with these two reports and that this Update Report be considered a continuation and/or addendum to those documents.

2.0 Purpose of NPMGP Update

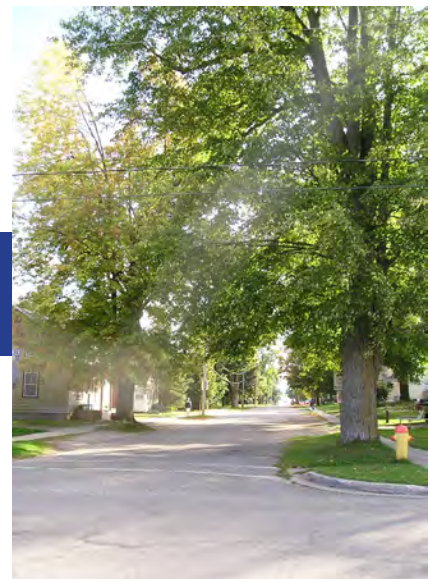
The purpose of this report is to update the findings and recommendations of the NPMGP, specifically:

- Update of the Land Supply to current conditions;
- Update of the Land Demand from 2008 numbers to 2012;
- Extensive Public Consultation Process;
- Settlement Area Boundaries to be Reconfirmed; and
- Settlement Area Boundaries to be implemented through an Amendment to the Official Plan.

As the NPMGP was completed in 2010, the NPMGP Update will therefore evaluate the land supply and land demand numbers to current conditions. This includes an update of information with the 2011 Census data. The purpose of this report is also to put forward recommendations that either modify or confirm the recommended boundary changes outlined and included within the NPMGP, by actually “ground proofing” these recommendations through a comprehensive public consultation process, and by further evaluating those properties and land owners impacted by the recommended changes, on a site by site basis.

The changes as proposed through the NPMGP Update are important and provide for the future smart growth of North Perth as a whole. This report takes into consideration current policies, including potential changes to the Provincial Policy Statement, currently under review but not yet approved by the Ministry of Municipal Affairs and Housing.

Recommended boundary changes are provided in Section 8.0 of this Report. It is recommended that these changes be implemented through an Amendment to the County of Perth Official Plan, amending the Schedules within that document. This amended document will form the groundwork for future land development and growth patterns within the settlement areas of the Municipality. An Amendment to North Perth’s Zoning By-Law is also recommended to further implement these recommendations.





3.0 Public Consultation Process

3.1 Public Information Centres

The public consultation process for the NPMGP Update consisted of three Public Information Centres (PICs) to provide a focus to each of the three geographic areas of the Municipality. In an attempt to maximize attendance and public participation, three separate nights were chosen at three different locations:

- First Public Information Centre held Wednesday, November 14, 2012 at the Elma Memorial Community Centre (EMCC) in Atwood, from 4:30 p.m. to 8:00 p.m.
- Second Public Information Centre held Wednesday, November 21, 2012 at the Wallace Community Centre in Kurtzville, from 4:30 p.m. to 8:00 p.m.
- Third Public Information Centre held Wednesday, November 28, 2012 at the North Perth Municipal Office in Listowel, from 2:00 p.m. to 8:00 p.m.

The three PICs were held at varying times to accommodate those who chose to attend between work and dinner and after dinner hours. Longer hours were scheduled in Listowel to ensure shift workers were given a chance to attend. Although the Kurtzville location had a focus to the Wallace Ward, the Atwood location had a focus to the Elma Ward, and the Listowel location had a focus to the Listowel Ward and surrounding areas, information pertaining to each settlement area was available and on display at all three PICs, providing options for those wishing to attend.

The notification process for the PICs involved a Notice of Public Information Centres (refer to Appendix A), which was mailed to each property owner affected. The PICs were informal in nature, with approximately 23 boards of information for the public and community to review at their own pace (refer to Appendix B). Also, members of IBI Group staff, Municipal staff and County Planning staff were available to answer questions. It was further encouraged to those wishing to discuss their property or interests further, that IBI Group and staff would be available at a future time to facilitate more one-on-one discussions.

Handouts were provided at each PIC which included a summary of the information presented as well as contact information (refer to Appendix C for all three handouts). Comment Forms were also provided, allowing an opportunity for the public to provide comments in written form (refer to Appendix D).

At all three PICs it was made clear no decisions had yet been made and if any individual had concerns with the recommendations this was the time in which to make their concerns known or to receive additional clarification prior to confirming their opinions and/or position.



3.2 One-on-One Meetings

Subsequent to the PICs, it was identified that one-on-one meetings would be in the best interest of several key land owners, to further understand their comments, concerns, support, questions, etc. This also provided an opportunity to contact those individuals who were not in attendance at the PICs and had not yet made contact with the Municipality, County, or IBI Group.

3.3 Telephone Discussions

Following the PICs, various landowners were contacted by telephone to discuss their property in further detail. Calls were made to those who were not in attendance at the PICs and in some cases, voice messages were left to advise them of the information available on the Municipality's website. Contact information was also provided should the land owner have additional questions. Additional contact was also made to those who attended the PICs but had requested additional questions or required additional information following the PIC.

3.4 Findings and Summary of Public Consultation Process

Following the three PICs, one-on-one meetings and various phone calls, all comments received were collected and reviewed. This information was then evaluated against the recommended boundary changes of the NPMGP.

Primarily, recommended boundaries are confirmed to be in the interest of the long term intended use and current use of a specific property. For example, where a large farm parcel is located partially within a settlement boundary, recommendations would ensure the limits of this property remain outside the settlement boundary, if the intended short term and long term use of the property is intended for agricultural purposes.

In other instances, an owner may have had long term development plans for their property that they wished to move forward with. Each comment received was considered valid and therefore the planning merits of each were considered and reviewed on an individual basis.

4.0 Land Demand Update

4.1 Methodology of Land Demand Update

The following section provides an update to the land demand numbers provided in the NPMGP, and should therefore be read in conjunction with Section 8.0 of the NPMGP. Using the same methodology as used in the NPMGP (unless otherwise specified), each Table herein is referenced to directly correspond to those provided within the NPMGP. Where land demand information is not included, it is assumed to be similar to the information provided in the NPMGP or was deemed not required to be updated for the purpose of this exercise.

As noted in Section 8.1 of the NPMGP there are typically two different methodologies utilized to estimate future land demand; the Population Projection Method and the Absorption Approach Method.

The **Population Projection Method** requires a review of population growth comparisons against surrounding counties, against other municipalities within Perth County, including a review of historic trends in population growth. From this review, persons per residential unit are determined as well as the anticipated number of units required each year, extrapolated over a 20 year period. The only concern with this methodology is it is limited to population projections and therefore provides only a residential land demand. Also, the rate of land absorption cannot be determined through this methodology.

The **Absorption Approach Method** utilizes historical absorption rates of land and forecasts this into the future on the basis of changing economic

circumstances. This involves a review of historic building permit values by land use as well as the historic rates of absorption. From this analysis, the average annual historic land needs for residential, commercial and industrial lands are determined. Therefore, the land area requirement for the next 20 years is projected for residential, commercial and industrial lands. This methodology is the preferred as it provides a projection for all land uses and relies on historic building and absorption activity.

The following subsections provide an update to Section 8.2 of the NPMGP, which provides population profiles for Perth County and the Municipality of North Perth. A significant update made to this information is the inclusion of the 2011 Census data, which was not yet available at the time the NPMGP was created. It is important that this section be read in conjunction with the information provided in Section 8.2 of the NPMGP, and that this information be provided as an update to confirm if the population projections made in the NPMGP are on target with current population growth.

4.2 Population Profiles

Surrounding Counties

An update to the population profiles are provided in Table 1 below, showing the comparison of historical population growth of Perth County to the surrounding counties of Wellington and Huron, in both the 2006 and 2011 census years. Overall, the annual average growth rate from 2006 to 2011 increased when compared to the annual average growth rate from 2001 to 2006. The population growth of Perth County remains stronger than that of Huron County and slower than that of Wellington County.

TABLE 1						
SURROUNDING COUNTY POPULATION GROWTH COMPARISON						
(NPMGP: TABLE 4)						
COUNTY	2006 POPULATION	PERCENTAGE OF TOTAL	2011 POPULATION	PERCENTAGE OF TOTAL	ANNUAL AVERAGE GROWTH RATE (2001 to 2006) ¹	ANNUAL AVERAGE GROWTH RATE (2006 to 2011)
PERTH COUNTY	74,344	22.25%	75,112	21.93%	0.18%	0.21%
WELLINGTON COUNTY	200,425	59.99%	208,360	60.82%	1.31%	0.79%
HURON COUNTY	59,325	17.76%	59,100	17.25%	-0.13%	-0.08%
TOTAL	334,094	100%	342,572	100%	0.80%	0.92%

Source: IBI Group based on Statistics Canada

¹ Taken from Table 4 of NPMGP

County of Perth and Municipality of North Perth

The growth comparison within Perth County (Table 2), shows the majority of population is concentrated in the Municipality of North Perth and Municipality of Perth East, as well as Stratford & St. Mary's. The annual average growth rate for North Perth between 2006 and 2011 is 0.62%; showing an increase from the annual average growth rate between 2001 and 2006 of 0.43%.

In addition to providing information from the five year review of the County of Perth Official Plan, being the

County estimated population projections to the year 2026 for each of the member Municipalities, Table 3 below shows that North Perth is projected to remain at approximately 32% of the County population (analysis excludes Stratford and St. Mary's). This also shows that North Perth is within the predicted Low and High Scenario for the 2011 census year, given that the actual 2011 population of North Perth is 12,631 (as per Statistics Canada). This means the population growth of North Perth is occurring as predicted, based on these projections.

TABLE 2 PERTH COUNTY POPULATION GROWTH COMPARISON (NPMGP: TABLE 5)						
MUNICIPALITY	2006 POPULATION	PERCENTAGE OF COUNTY TOTAL	2011 POPULATION	PERCENTAGE OF COUNTY TOTAL	ANNUAL AVERAGE GROWTH RATE (2001 to 2006) ²	ANNUAL AVERAGE GROWTH RATE (2006 to 2011)
NORTH PERTH	12,254	16.48%	12,631	16.82%	0.43%	0.62%
PERTH EAST	11,986	16.12%	12,028	16.01%	0.36%	0.07%
PERTH SOUTH	4,132	5.56%	3,993	5.32%	-0.07%	-0.67%
WEST PERTH	8,839	11.89%	8,919	11.87%	0.53%	0.18%
TOTAL WITHOUT STRATFORD & ST. MARY'S	37,211		37,571			
STRATFORD & ST. MARY'S	37,133	49.95%	37,541	49.98%	-0.03%	0.22%
TOTAL	74,344	100%	75,112	100%	0.18%	0.41%

Source: IBI Group based on Statistics Canada

² Taken from Table 5 of NPMGP

TABLE 3 NORTH PERTH POPULATION GROWTH PROJECTIONS (AS A % OF COUNTY) (NPMGP: TABLE 6)						
SCENARIO	2001	2006	2011	2016	2021	2026
LOW SCENARIO						
PERTH COUNTY	37,706	38,429	39,189	39,989	40,830	41,715
NORTH PERTH	12,055	12,322	12,598	12,884	13,181	13,489
NORTH PERTH AS % OF COUNTY	31.97%	32.06%	32.15%	32.22%	32.28%	32.34%
HIGH SCENARIO						
PERTH COUNTY	37,706	39,071	40,419	41,922	43,536	45,270
NORTH PERTH	12,055	12,545	13,066	13,620	14,209	14,835
NORTH PERTH AS % OF COUNTY	31.97%	32.11%	32.33%	32.49%	32.64%	32.77%

Source: IBI Group based on County of Perth

Taken from Table 6 of NPMGP

4.3 Historic Rates of Absorption

Under the following sub-sections, building permit values are updated from 1989-2008 to 1993-2012 within the Municipality of North Perth. Gross Floor Area (GFA) calculations have been estimated for Commercial and Industrial land uses in order to project future land needs. The GFA estimations were carried over from the NPMGP, as follows:

- Commercial - \$125 per sq. ft.
- Industrial - \$66.50 per sq. ft. (Note: The construction cost of \$66.50 is a corrected typing error from Section 8.3.2 on page 44 of the NPMGP).

Coverage ratios have been assumed at 0.25 for commercial uses and 0.3 for Industrial uses, as previously identified in the NPMGP.

Commercial

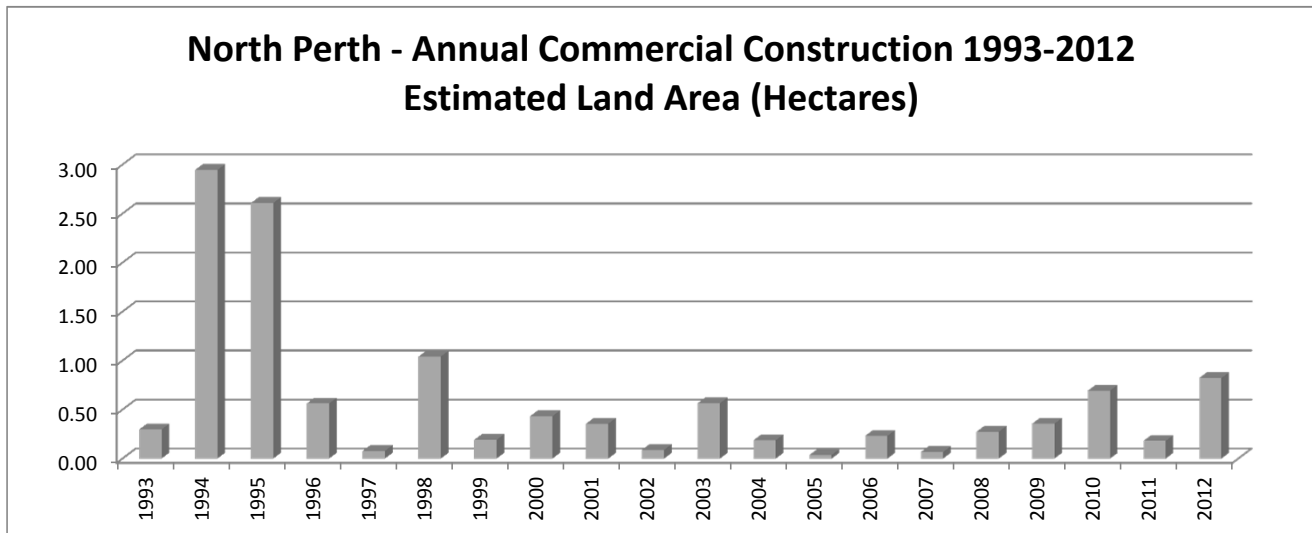
Table 4 below provides an update to the value of commercial building permits issued in North Perth from 1993 to 2012. These values have been converted to 2012 dollars, and an estimate of GFA and land requirement has been derived based on

an assumed labour cost of 30%, construction cost of \$125 per square feet and a coverage ratio of 0.25 (taken from NPMGP).

Chart 2 shows the estimated land area required for commercial construction from 1993 to 2012.

TABLE 4							
NORTH PERTH COMMERCIAL BUILDING PERMITS (1993-2012)							
(NPMGP: TABLE 10)							
YEAR	TOTAL ANNUAL VALUE OF NEW CONSTRUCTION	TOTAL ANNUAL VALUE OF NEW CONSTRUCTION (net of labour)	TOTAL ANNUAL VALUE OF NEW CONSTRUCTION (2012 \$'s)	ESTIMATED GFA (SQ. FT.)	ESTIMATED LAND AREA (SQ. FT.)	ESTIMATED LAND AREA (HA)	ESTIMATED LAND AREA 5 YEAR AVERAGE (HA)
1993	\$752,000	\$526,400	\$1,001,472.26	8,012	32,047	0.30	1.30
1994	\$1,327,500	\$929,250	\$1,732,358.77	79,266	317,064	2.95	
1995	\$6,932,500	\$4,852,750	\$8,772,782.53	70,182	280,729	2.61	
1996	\$1,520,400	\$1,064,280	\$1,890,555.13	15,124	60,498	0.56	
1997	\$216,400	\$151,480	\$263,342.83	2,107	8,427	0.08	
1998	\$1,593,000	\$1,115,100	\$1,899,671.63	28,000	112,000	1.04	0.42
1999	\$551,000	\$385,700	\$645,402.53	5,163	20,653	0.19	
2000	\$1,313,800	\$919,660	\$1,457,578.90	11,661	46,643	0.43	
2001	\$1,113,800	\$779,660	\$1,196,987.56	9,576	38,304	0.36	
2002	\$284,475	\$199,133	\$300,142.46	2,401	9,605	0.09	
2003	\$1,855,800	\$1,299,060	\$1,900,517.53	15,204	60,817	0.57	0.22
2004	\$655,850	\$459,095	\$630,784.81	5,046	20,185	0.19	
2005	\$136,100	\$95,270	\$123,896.21	991	3,965	0.04	
2006	\$925,100	\$647,570	\$781,465.08	6,252	25,007	0.23	
2007	\$295,000	\$206,500	\$227,478.26	1,820	7,279	0.07	
2008	\$1,318,300	\$922,810	\$922,045.32	7,376	29,505	0.27	0.47
2009	\$1,614,000	\$1,129,800	\$1,199,007.96	9,592	38,368	0.36	
2010	\$3,128,000	\$2,189,600	\$2,333,173.98	18,665	74,662	0.69	
2011	\$847,782	\$593,447	\$610,249.77	4,882	19,528	0.18	
2012	\$3,950,400	\$2,765,280	\$2,765,280.00	22,122	88,489	0.82	
Average 1993-2012	\$1,516,560	\$1,061,592	\$1,532,710	16,172	64,689	0.60	

CHART 1
NORTH PERTH ESTIMATED ANNUAL LAND AREA FOR COMMERCIAL CONSTRUCTION (1993-2012)
(NPMGP: CHART 10)



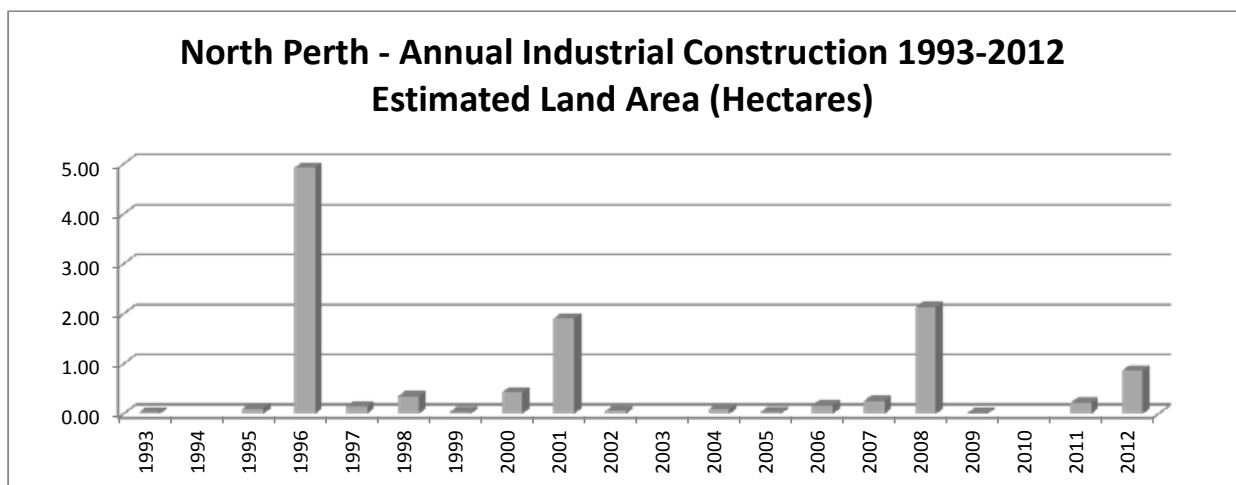
Industrial

Table 5 below provides an update to the value of industrial building permits issued in North Perth from 1993 to 2012. These values have been converted to 2012 dollars and an estimate of GFA and land requirements have been derived based on an assumed labour cost of 40%, construction cost of

\$66.50 per square feet and a coverage ratio of 0.3. (Note: The construction cost of \$66.50 is a corrected typing error from Section 8.3.2.3 on page 45 of the NPMGP). Chart 3 below shows the estimated land area required for industrial construction from 1993 to 2012. Note, that where numbers are not shown information is not available.

TABLE 5							
NORTH PERTH INDUSTRIAL BUILDING PERMITS (1993-2012)							
(NPMGP: TABLE 11)							
YEAR	TOTAL ANNUAL VALUE OF NEW CONSTRUCTION	TOTAL ANNUAL VALUE OF NEW CONSTRUCTION (net 40% labour)	TOTAL ANNUAL VALUE OF NEW CONSTRUCTION (2012 \$'s)	ESTIMATED GFA (SQ. FT.)	ESTIMATED LAND AREA (SQ. FT.)	ESTIMATED LAND AREA (HA)	ESTIMATED LAND AREA 5 YEAR AVERAGE (HA) (Where information available)
1993	\$60,000	\$36,000	\$68,489.74	1,030	3,433	0.03	
1994							
1995	\$220,000	\$132,000	\$238,629.09	3,588	11,961	0.11	1.30
1996	\$9,926,403	\$5,955,842	\$10,579,779.08	159,094	530,315	4.93	
1997	\$300,000	\$180,000	\$312,923.88	4,706	15,685	0.15	
1998	\$736,000	\$441,600	\$752,304.72	11,313	37,710	0.35	
1999	\$82,000	\$49,200	\$82,327.73	1,238	4,127	0.04	
2000	\$956,500	\$573,900	\$909,580.21	13,678	45,593	0.42	0.56
2001	\$4,445,000	\$2,667,000	\$4,094,561.50	61,572	205,241	1.91	
2002	\$133,000	\$79,800	\$120,278.55	1,809	6,029	0.06	
2003							
2004	\$240,000	\$144,000	\$197,852.32	2,975	9,917	0.09	
2005	\$100,000	\$60,000	\$78,028.47	1,173	3,911	0.04	0.14
2006	\$500,000	\$300,000	\$362,029.62	5,444	18,147	0.17	
2007	\$835,000	\$501,000	\$551,896.40	8,299	27,664	0.26	
2008	\$7,641,000	\$4,584,600	\$4,580,801.03	68,884	229,614	2.13	
2009	\$45,000	\$27,000	\$28,653.93	431	1,436	0.01	
2010							0.81
2011	\$775,000	\$465,000	\$478,165.61	7,190	23,968	0.22	
2012	\$3,100,000	\$1,860,000	\$1,860,000.00	27,970	93,233	0.87	
Average 1993-2012	\$1,770,288	\$1,062,173	\$1,488,018	22,376	74,587	0.69	

CHART 2
NORTH PERTH ESTIMATED ANNUAL LAND AREA FOR INDUSTRIAL CONSTRUCTION (1993-2012)
(NPMGP: CHART 11)



Residential

The analysis of historical residential growth is examined on the basis of the total annual number of residential dwellings created. The following table (Table 6) lists the annual number of residential dwellings created in North Perth from 1993 to 2012 as well as the 5 year annual average. Table 6 shows

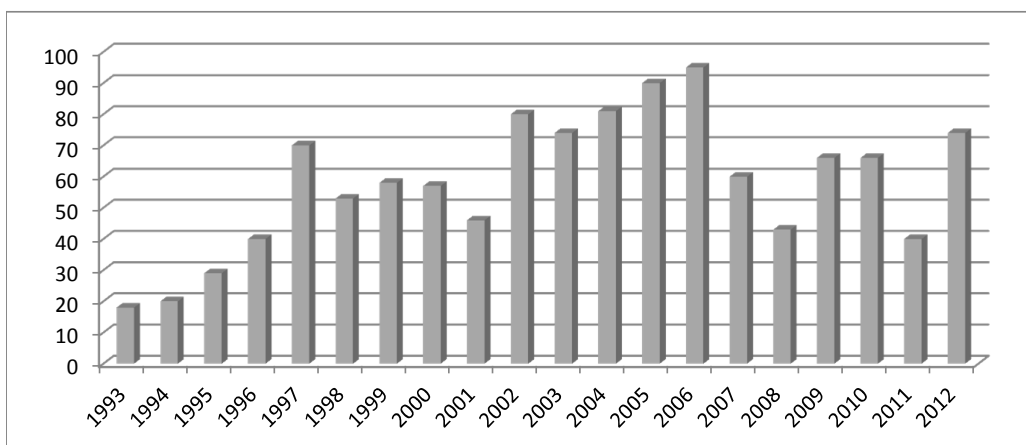
the 5 year annual average between 2008 and 2012 to be 58. The overall annual average for 1993-2012 remained relatively the same when compared to that of 1989 to 2008 (56), as provided in Section 8.3.2.4 of the NPMGP.

TABLE 6		
NORTH PERTH RESIDENTIAL DWELLINGS CREATED (1993-2012)		
(NPMGP: TABLE 12)		
YEAR	TOTAL ANNUAL NUMBER OF DWELLINGS CREATED	5 YEAR ANNUAL AVERAGE
1993	18	35
1994	20	
1995	29	
1996	40	
1997	70	
1998	53	59
1999	58	
2000	57	
2001	46	
2002	80	
2003	74	80
2004	81	
2005	90	
2006	95	
2007	60	
2008	43	58
2009	66	
2010	66	
2011	40	
2012	74	
Annual Average 1993-2012		58

Chart 4 below shows the annual number of dwellings created in the Municipality of North Perth in the form of a bar graph. This shows that housing demand has followed a cyclical pattern with peaks and valleys in approximately 5 year cycles.

Residential building permit data was also provided on a ward by ward basis between 2002 and 2012. It is apparent from the analysis of this data that the majority of residential starts occurred in the Listowel Ward. As the density of housing differs significantly between Listowel and other areas of the Municipality, the application of differing assumptions with regard to densities will be important in the projection of residential land needs throughout this analysis.

CHART 3
 NORTH PERTH ESTIMATED ANNUAL NUMBER OF DWELLINGS CREATED (1993-2012)
 (NPMGP: CHART 12)



4.4 Projected Growth

Residential Need Projections - Population Approach

The following projection of housing demand is based on the population approach and is an update of Table 18 of the NPMGP. The number of dwellings is projected from the 2011 Census dwelling count.

Based on population projections (both high and low scenario), an estimated PPU (persons per unit) was derived, the basis of which being the 2011 PPU in North Perth of 2.61. As shown in Table 7 below, the number of persons per unit is expected to decline over time from 2.61 in 2012 to 2.56 in 2031. This assumption is an estimate only, based on average

rates of decline. The analysis also assumes a 1% vacancy factor. PPU generally refers to the number of persons per household; note that the analysis assumes that number of dwellings and the number of households are one in the same.

Table 7 also shows that the projected annual dwelling demand throughout the Municipality in 2012 is between 95 and 75 and the projected annual dwelling demand in 2031 is between 56 and 30. As a summation, Table 8 shows that between 1,071 and 610 dwellings are anticipated to be required over the next 20 year planning horizon within the Municipality of North Perth, based on the population projection approach methodology.

TABLE 7												
NORTH PERTH PROJECTED HOUSING DEMAND (2012-2031)												
(NPMGP: TABLE 18)												
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2026	2031
POPULATION (HIGH PROJECTION)	12,740	12,849	12,960	13,071	13,184	13,297	13,411	13,527	13,643	13,760	14,362	14,991
POPULATION (LOW PROJECTION)	12,688	12,745	12,802	12,860	12,918	12,976	13,034	13,093	13,152	13,211	13,511	13,818
PPU (person per unit)	2.61	2.61	2.61	2.60	2.60	2.60	2.60	2.59	2.59	2.59	2.58	2.56
PROJECTED NO. OF DWELLINGS (HIGH)	4,927	4,974	5,022	5,070	5,118	5,167	5,216	5,266	5,316	5,367	5,629	5,903
PROJECTED NO. OF DWELLINGS (LOW)	4,907	4,934	4,961	4,988	5,015	5,042	5,070	5,097	5,125	5,153	5,295	5,442
PROJECTED ANNUAL DWELLING DEMAND (HIGH)	95	47	48	48	48	49	49	50	50	51	53	56
PROJECTED ANNUAL DWELLING DEMAND (LOW)	75	27	27	27	27	27	28	28	28	28	29	30

TABLE 8	
SUMMARY OF NORTH PERTH PROJECTED HOUSING DEMAND	
(NPMGP: N/A)	
PROJECTED DWELLING DEMAND (2012-2031)	TOTAL
HIGH SCENARIO	1,071
LOW SCENARIO	610

Land Need Projections - Absorption Approach

The following analysis of projected growth and land needs is based on the absorption approach. A range of net and gross additional land is estimated based on historical average land needs as determined by historic rates of absorption. Table 9 below is an update to Table 19 on page 51 of the NPMGP, which summarizes the estimated historical average land needs, and range of net additional land required per annum for industrial and commercial land uses in both a high and low scenario. This shows that based on the Absorption Approach, between 0.60 to 0.80 hectares of industrial land is required per annum and

between 0.5 and 0.70 hectares of commercial land is required per annum.

In the case of residential land needs, this was determined in the NPMGP on the basis of anticipated dwellings constructed by ward, annually. Table 10 below, provides an update to Table 20 of the NPMGP, by calculating a three year average, using updated values for 2009 and 2012. In the case of residential land needs, this has been determined on the basis of anticipated annual dwellings constructed by ward. This estimate is translated into a land requirement based on a density of 25 units per hectare in the Listowel Ward, 5 units per hectare in the Wallace and Elma Wards and a vacancy factor of 20%.

TABLE 9							
ESTIMATED HISTORICAL AVERAGE LAND NEEDS - INDUSTRIAL AND COMMERCIAL							
(NPMGP: TABLE 19)							
LAND USE	UNIT	1993-1997	1998-2002	2003-2007	2008-2012	AVERAGE	RANGE
INDUSTRIAL	Hectares	1.30	0.56	0.14	0.81	0.70	0.60-0.80
COMMERCIAL	Hectares	1.30	0.42	0.22	0.47	0.60	0.50-0.70

TABLE 10								
NORTH PERTH RESIDENTIAL BUILDING PERMIT DATA (2003, 2006, 2009, 2012)								
(NPMGP: TABLE 20)								
LAND USE	UNIT	WARD	2003	2006	2009	2012	AVERAGE	RANGE
RESIDENTIAL	Dwelling	Listowel	54	79	61	58	63	58-68
		Wallace / Elma	20	16	5	16	14	12-16

The following projection of land demand is based on the absorption approach methodology and is an update of Table 21 of the NPMGP. This Table shows the projected land needs for industrial, commercial and residential uses from 2011 to 2031.

Table 11 below, shows that between 24 and 32 gross

hectares of industrial land, between 20 and 28 gross hectares of commercial land and between 226 and 284 gross hectares of residential land are required within the next 20 years throughout the Municipality of North Perth, based on the absorption approach methodology.

TABLE 11													
NORTH PERTH INDUSTRIAL, COMMERCIAL AND RESIDENTIAL LAND NEED PROJECTIONS													
(NPMGP: TABLE 21)													
	LAND USE	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2026	2031
NET LAND NEEDS	INDUSTRIAL (High)	0.80	1.60	2.40	3.20	4.00	4.80	5.60	6.40	7.20	8.00	12.00	16.00
	INDUSTRIAL (Low)	0.60	1.20	1.80	2.40	3.00	3.60	4.20	4.80	5.40	6.00	9.00	12.00
	COMMERCIAL (High)	0.70	1.40	2.10	2.80	3.50	4.20	4.90	5.60	6.30	7.00	10.50	14.00
	COMMERCIAL (Low)	0.50	1.00	1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00	7.50	10.00
	RESIDENTIAL (High)	7.10	14.21	21.31	28.42	35.52	42.62	49.73	56.83	63.94	71.04	106.56	142.08
	RESIDENTIAL (Low)	5.66	11.33	16.99	22.66	28.32	33.98	39.65	45.31	50.98	56.64	84.96	113.28
GROSS LAND NEEDS	INDUSTRIAL (High)	1.60	3.20	4.80	6.40	8.00	9.60	11.20	12.80	14.40	16.00	24.00	32.00
	INDUSTRIAL (Low)	1.20	2.40	3.60	4.80	6.00	7.20	8.40	9.60	10.80	12.00	18.00	24.00
	COMMERCIAL (High)	1.40	2.80	4.20	5.60	7.00	8.40	9.80	11.20	12.60	14.00	21.00	28.00
	COMMERCIAL (Low)	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	15.00	20.00
	RESIDENTIAL (High)	14.21	28.42	42.62	56.83	71.04	85.25	99.46	113.66	127.87	142.08	213.12	284.16
	RESIDENTIAL (Low)	11.33	22.66	33.98	45.31	56.64	67.97	79.30	90.62	101.95	113.28	169.92	226.56

4.5 Land Demand Summary

As a result of the above, the Municipality of North Perth requires the following to accommodate growth to a 20 year planning horizon:

Based on the Population Approach Methodology:

- Land to accommodate 610 to 1,071 residential dwelling units.

Based on the Absorption Approach Methodology:

- A land area of between 226 gross hectares to 284 gross hectares is required to accommodate anticipated residential growth;
- A land area of between 20 gross hectares to 28 gross hectares is required to accommodate anticipated commercial growth; and
- A land area of between 24 gross hectares to 32 gross hectares is required to accommodate anticipated industrial growth.



5.0 Land Supply Update

5.1 Methodology of Land Supply Update

The following steps outline the methodology used to confirm the land supply, as updated from the NPMGP.

1. Physical inventory and status update of parcels identified as 'development potential' within the NPMGP (i.e., to confirm if there have been changes with on site development since the completion of the NPMGP);
2. Review of all Amendments made to the County Official Plan since the completion of the NPMGP, as provided by County staff;
3. Review of all Amendments made to the Municipality of North Perth Zoning By-Law since the completion of the NPMGP, as provided by County staff;
4. Review of all Consents approved since the completion of the NPMGP, as provided by County staff;
5. Modifications to figures and relevant data to reflect all changes made, as noted above.

5.2 Evaluation Criteria

One of the priorities of the NPMGP was to critically analyze existing and available land supply to evaluate if this supply is appropriately located to accommodate appropriate future growth. The criteria with which to

evaluate this is set out in Section 7.1.3 of the NPMGP, and is listed below:

Applicable Planning Policies:

- Provincial Policy Statement (PPS)
- County of Perth Official Plan
- Listowel Ward Official Plan
- Municipality of North Perth Zoning By-Law

The Environment:

- Protection of Natural Environmental Features (woodlots, wetlands, etc.)
- Protection of Natural and Cultural Heritage
- Protection of Prime Agricultural Land and Avoid Fragmentation of Agricultural Land
- Topographical Features/Constraints

Infrastructure:

- Municipal Operated Versus Private Servicing
- Logical Extension of Existing Servicing
- Capacity of Existing Systems
- Logical Extension of Transportation Networks

Planning Principles:

- Land Use Compatibility
- Broad Range and Mix of Uses
- Broad Range and Mix of Housing
- Logical Access to Development and Land Parcels
- Logical and Progressive Patterns of Development
- Opportunities for Infilling, Intensification and/or Redevelopment
- Health and Safety

- Connectivity and Accessibility
- Efficiency
- Represents Good Planning

Public Consultation:

- Comments from the Public including Local Residents and Stakeholders

Through the review of the evaluation criteria against actual land patterns along with the feedback obtained through the public consultation process, additional criteria was applied for consideration throughout the NPMGP Update. This additional evaluation criterion applies more specifically to the actual use of the land and it’s intended use in the future, and was obtained through discussions with and comments provided by land owners. These include, but are not limited to, the following:

- Availability for development;
- Availability for access;
- Size of parcel of land and potential for development;
- Anticipated/possible density;
- Consideration of land available per settlement area (providing choice in land use, type of land use, and location); and
- Serviceability (as per Part IV of the NPMGP).

The nature of the land supply evaluation in this Update is more of a “hands on” and site specific exercise when compared to that of the NPMGP. These additional evaluation criteria provide a more in depth and site specific review of the land use and land needs of the municipality, while the recommendations of the

NPMGP provide a broad, high level evaluation.

5.3 Land Supply Summary

As a result of this analysis, the land supply summary is shown in Table 12, which depicts the total land supply available following the recommendations as outlined in Section 8.0 of this report.

The following is a summary of the land supply, based on the recommendations made:

- 166 hectares of vacant residential land would be available to accommodate future residential development.
- 11 hectares of vacant commercial land would be available to accommodate future commercial development.
- 61 hectares of vacant industrial land would be available to accommodate future industrial development.
- 53 hectares of other vacant lands identified as Institutional, Future Development and Parks and Recreational would be available to accommodate future development.

It is important to note that land currently zoned Agriculture (A) within settlement boundaries is recommended to be converted to a non-agricultural zone removing agricultural uses from within the limits of the settlement boundaries, as identified through the recommendations of this report and as shown on Figures 1-10. Table 12 assumes these changes.



TABLE 12 LAND SUPPLY (FOLLOWING RECOMMENDED BOUNDARY CHANGES) (NPMGP- APPENDIX J)										
	RESIDENTIAL (units)	RESIDENTIAL (ha)	COMMERCIAL (ha)	INDUSTRIAL (ha)	INSTITUTIONAL (ha)	FUTURE DEVELOPMENT (ha)	AGRICULTURAL (ha)	PARKS & RECREATION (ha)	TOTAL (ha)	
TOWN / SERVICED SETTLEMENT										
LISTOWEL	918 - 956	67.71	2.80	28.55	0	0	0	0	99.06	
SP AREA	321 - 347	19.51	0	29.47	0	0	0	0	48.98	
UF NORTH	4	1.99	5.95	1.86	0	25.99	0	0	35.78	
UF EAST	397 - 443	33.92	0	0	0	0	0	0	33.92	
UF WEST	0	0	2.47	0	0	4.36	0	0	6.83	
TOTAL	1640 - 1750	123.13	11.22	59.88	0	30.35	0	0	224.57	
VILLAGE										
GOWANSTOWN	2	0.35	0	0	0	7.22	0	0	7.57	
TROWBRIDGE	26 - 28	8.41	0	0	0.05	0	0	2.75	11.21	
ATWOOD	121 - 122	28.35	0	0.86	0	5.98	0	0	35.20	
MONKTON	15 - 21	2.36	0	0	0	0.98	0	3.22	6.56	
TOTAL	148 - 157	39.47	0	0.86	0.05	14.18	0	5.97	60.53	
HAMLET										
KURTZVILLE	4	0.844	0	0	0	0	0	0	0.84	
MOLESWORTH	4 or 5	0.65	0	0	0	0	0	0	0.65	
BRITTON	4 or 5	1.18	0	0	0	0	0	0	1.18	
NEWRY	0	0	0	0	0	2.44	0	0	2.44	
DONEGAL	1 or 2	0.74	0	0	0	0	0	0	0.74	
TOTAL	13 - 16	3.41	0	0	0	2.44	0	0	5.84	
INFILLING										
1A	0	0	0	0	0	0	0	0	0	
1B	0	0	0	0	0	0	0	0	0	
1C	0	0	0	0	0	0	0	0	0	
1D	0	0	0	0	0	0	0	0	0	
1E	0	0	0	0	0	0	0	0	0	
1F	0	0	0	0	0	0	0	0	0	
1G	0	0	0	0	0	0	0	0	0	
1H	0	0	0	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	0	0	0	
TOTAL	1801 - 1923	166.01	11.22	60.74	0.05	46.96	0	5.97	290.95	

6.0 Updated Land Supply & Land Demand Balance

The following land supply and demand analysis assumes the implementation of the recommended boundary changes of this Report. Based on the findings of the NPMGP, and Section 4 and 5 of this report, the land supply and demand balance is summarized by land use below, utilizing the absorption approach methodology for residential, commercial and industrial land demand (measured in gross hectares), and the population approach methodology for anticipated residential units. Table 13 concludes that:

- A surplus between 852 and 1191 residential units exist throughout North Perth’s settlement areas (*population approach*);
- A shortfall between 60 and 118 ha of residential land exists throughout North Perth’s settlement areas (*absorption approach*);
- A shortfall between 8 and 17 ha of commercial land exists throughout North Perth’s settlements;

- A surplus of between 28 and 37 ha of industrial land exists throughout North Perth’s settlement areas; and
- An additional 53 ha exists within the overall land supply, designated for Institutional (0.05 hectares), Future Development (47 hectares) and Parks & Recreational (6 hectares) uses.

It is important to note residential units include the two mobile home parks east of the Listowel (approx. 158). Chart 4 below shows that following the recommended boundary changes, the total land supply available would fall between the low and high scenario of the anticipated land demand. It is important to note the land demand shown below includes only residential, commercial and industrial demand while the land supply shown in Chart 4 includes all lands (i.e., residential, commercial, industrial, institutional, future development, and parks and recreation).

TABLE 13								
LAND SUPPLY AND LAND DEMAND BALANCE								
(NPMGP: TABLE 22)								
	RESIDENTIAL (units)		RESIDENTIAL (ha)		COMMERCIAL (ha)		INDUSTRIAL (ha)	
	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW
LAND SUPPLY	1923	1801	166.01	166.01	11.22	11.22	60.74	60.74
LAND DEMAND	1,071	610	284.16	226.56	28.00	20.00	32.00	24.00
BALANCE	852	1191	-118.15	-60.55	-16.78	-8.78	28.74	36.74

CHART 4
LAND SUPPLY AND DEMAND BALANCE (FOLLOWING RECOMMENDED BOUNDARY CHANGES)
(NPMGP: CHART 10)



7.0 Planning Principles

Various planning principles were taken into consideration when reviewing and evaluating land supply, resulting in the final recommendations as outlined in Section 8.0 of this report. These planning principles are also reflected in the evaluation criteria listed in Section 5.2 of this report. Major topics taken from the evaluation criteria that warrant further discussion and explanation are clarified in the following subsections.

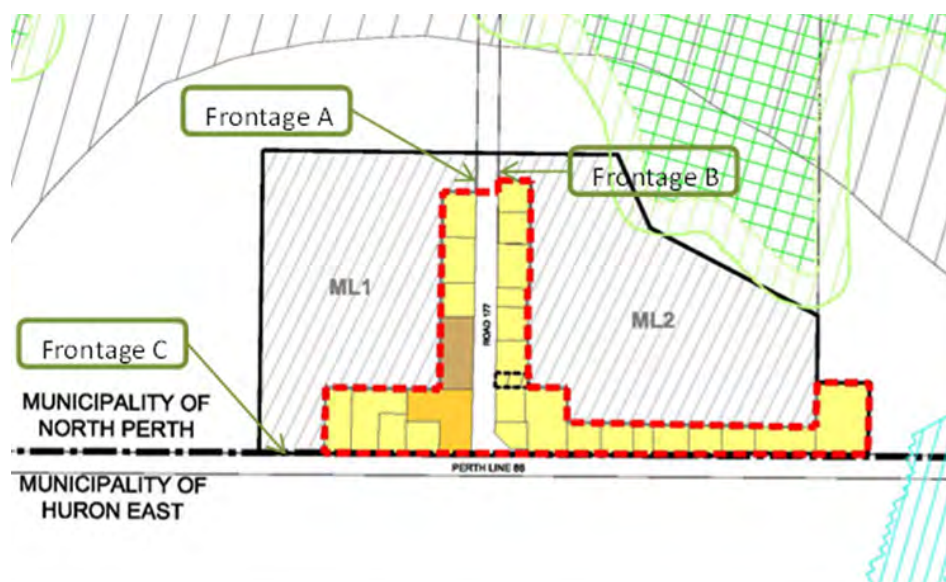
7.1 Options Available for Development

Lot Creation in Hamlets

Primarily new development in hamlets has occurred through existing lots of record, through infilling, the conversion of land use process, or through the expansion of the existing built-up area. Any expansion of the existing built-up area within a Hamlet must be minor in nature and generally limited to rounding out or squaring off of the built-up area. The creation of new lots in Hamlets for proposed development shall only occur through the consent to sever processes, as per Section 6.5.4.2 of the County of Perth Official Plan, and are not to be created through Plans of Subdivision.

When reviewing Hamlets, lands with development potential are at times larger in size compared to the type of development that is actually permitted. For example, lots in Molesworth currently vacant or under utilized (ML1 and ML2) are 4.46 and 5.27 hectares in size, respectively. Efficient lot creation on either of these lands would likely require an internal road through traditional subdivision development. This is not permitted based on existing Official Plan policies. As per Section 6.5.4.2 of the County Official Plan, the only new lot creation that can occur on these lands is through the consent to sever process. Any permitted severance would require frontage on a road, of an appropriate width as per the regulations of the Municipality of North Perth Zoning By-Law. The Zoning By-law requires a minimum lot frontage of 24 metres for the Hamlet Village Residential (HVR) Zone. As such, this could generate only a few lots along the frontages shown below (Frontage A, B and C), applicable only if the property was changed from the Agricultural Zone to the Hamlet Village Residential Zone. Refer to Figure below, which is provided only for explanation and discussion purposes.

In essence this shows that while almost 10 hectares are considered supply in Molesworth, only a small area is available for actual development.





7.2 Protection of Agricultural Land

Importance of Agriculture in Perth County

Agriculture is a very important part of Perth County. This is evident in Section 5.2 of the County of Perth Official Plan, wherein the goals of the agricultural designation are stated in part, as follows:

- a) *To ensure that prime agricultural lands in Perth County are protected and preserved for the production of food, fibre and fuel;*
- b) *To provide agriculture with an area free from conflicting and/or incompatible land use activities, particularly non-farm related development;*
- e) *To prevent the break-up of farms into smaller holdings for non-farm use;*
- g) *To state a strong municipal commitment to agriculture as the predominant land use activity in Perth County and a major economic importance to the County.*

Farm Lot Severances

The agricultural policies of the County of Perth Official Plan form a very important part of the evaluation of lands to be included within the settlement area boundaries.

The farm/agricultural severance policies within the County Official Plan are structured in such a way as to preserve agricultural land and protect this land from further farm fragmentation. These policies are outlined in part, below:

Farming Use

5.6.2.1 New Lot Creation

Applications for consent to create new farm lots may be granted provided that all lots involved (e.g. severed and retained lot) satisfy the following criteria:

- (a) Farming must be the existing and/or intended use...;*
- (b) The size of each lot involved must be large enough to provide the current/future farm operators with the flexibility of expanding, diversifying, or intensifying the farm operation...;*

(c) As a general rule, the splitting of original farm units (i.e. 40.5 hectare/100 acre) into smaller farm parcels is to be discouraged...;

(d) Each lot involved in the application must meet the minimum distance separation provisions of MDS I and MDS II;

In assessing and applying the above-noted criteria, the fact that an application meets the minimum lot size and lot frontage requirements for a farm use in the applicable Zoning By-law does not mean that the suitability of the farming use type, and flexibility criteria have been met. Each of the criteria above must be satisfied independent of the others.

Agricultural lands are to be further protected from non-farm related severances, as outlined in Section 5.6.3 of the County of Perth Official Plan, as stated below:

5.6.3 Residential Use

Consents for the severance of lots for residential use on lands within the “Agriculture” designation shall be prohibited. This includes the creation of all new non-farm related residential lots and the severance of existing farm dwellings (principal dwelling, supplementary dwellings, mobile homes, garden suites), and surplus farm dwellings.

The provision to implement lot boundary adjustments is outlined in Section 5.6.9 of the County Official Plan, which permits lot boundary adjustments through the consent process, provided they are minor in nature.

5.6.9 Lot Boundary Adjustments/ Corrections

Consents involving lot boundary adjustments/ corrections may be permitted provided that such adjustments/corrections are minor in nature. Any access/development or signage must meet the requirements of the appropriate approval authority. Consideration will be given to the provisions of Sections 50(3) and (5) of the Planning Act R.S.O. 1990 and to the provisions of the local municipality’s implementing Zoning By-law when dealing with such applications.

The purpose of this policy review reiterates the need and importance of agricultural land throughout the County as identified in the NPMGP. As such, when

reviewing the overall land supply it is important to ensure the long term protection of agricultural land and resources. This is recommended primarily by avoiding further fragmentation of agricultural land and ensuring larger farm parcels are protected where possible by positioning agricultural lands outside of settlement area boundaries and away from development.

Minimum Distance Separation

Guideline No. 37 of the Minimum Distance Separation Implementation Guidelines (Publication 707) states:

“MDS I does not apply to proposed non-agricultural uses in approved settlement area designations. However; municipalities have the option to apply MDS I from livestock facilities within a settlement area designation. The application of MDS I will take its direction from the applicable municipal planning documents.”

The County of Perth Official Plan Minimum Distance Separation (MDS) policies are found in Section 5.5.3, which state:

5.5.3 Minimum Distance Separations

In order to minimize land use incompatibilities in the “Agriculture” designation, the minimum distance separation provisions of MDS I and MDS II shall apply in respect to all new development in the “Agriculture” designation. The minimum distance separation provisions of MDS II shall also apply to the expansion or enlargement of existing livestock and poultry operations. Specific provisions/requirements for MDS I and MDS II will be set forth in the implementing Zoning By-laws for each of the Townships in the County.

Notwithstanding the above, variances to the MDS II distances may be approved in accordance with the applicable provisions of the Planning Act provided that the variances are minor in nature (no unacceptable adverse impact) and/or provided the subject building proposal mitigates an environmental impact associated with the subject farming operation.

As such and based on the foregoing guidelines and policies, the Minimum Distance Separation calculations do not apply to lands currently located within existing settlement boundaries.



MDS calculations would however be applicable to those lands that are currently outside of an existing settlement boundary but are proposed to be brought into the settlement boundary for the purpose of this exercise, or where settlement boundary expansions are proposed (i.e., Kurtzville). All MDS calculations prepared for the purpose of this investigation are included in this report as Appendix E.

7.3 Ensuring Smart Growth Through Good Planning Principles

Smart growth and sustainable development patterns as supported by (but are not limited to) the following important planning principles:

- Efficient development patterns;
- Logical extension of existing growth patterns;
- Cost effective development through municipal services;
- Logical extension of municipal services and infrastructure.
- Increased densities to support transit, public services and facilities, promoting public health and safety;
- Increased densities to support and strengthen economic vitality and viability;
- Focus growth to existing settlement areas, particularly serviced settlement areas;
- Preservation and protection of agricultural lands;
- Promote infill, intensification and redevelopment;
- Preservation, maintenance and protection of environmental and natural features; and
- Preservation, maintenance and protection of cultural and natural heritage.

7.4 Providing Choice

Comments made from a number of individuals at the PICs and from comments received following the PICs, was the need for a variety of housing and land development choice throughout the Municipality. It was apparent through the community consultation process that there is concern that all land supply and therefore future development would be directed and focused only to serviced settlement areas such as Listowel and Atwood.

While, from a planning perspective, there is significant value in ensuring the majority of growth is focused to municipally serviced settlement areas to support the intent of the Provincial Policy Statement and the County of Perth Official Plan, there is also planning merit in finding a balance to promote choice throughout North Perth.

As a result, some of the smaller settlements (i.e., Hamlets) were reviewed and analyzed to confirm if and where the potential for these options exist. For example, following the recommended boundary changes as proposed at the PICs, future development in Kurtzville would be limited to infill development only. While this form of development (i.e., through intensification, infill and redevelopment) is encouraged through various Provincial policies and forms the

basis for encouraged and supported planning principles, the possibility of potential choice should not be disregarded. Also, it is important to take into consideration the municipal context and view this balance through a rural lens.

The changes recommended in this Report are important and when implemented, will impact the future of North Perth. These changes therefore should be closely evaluated as the implications of these changes are great, given the current wording (and possible proposed wording) of Section 1.1.3.9 of the PPS which requires municipalities to plan up to a 20 year planning horizon. This means it will be difficult to justify approval of a supply greater than what is required for the next 20 years.

Ultimately, providing supply within an area such as Kurtzville will impact future development in settlement areas that are better suited for growth (i.e., Listowel and Atwood). The recommendations of this Report still promote the importance of focusing growth to serviced settlement areas for reasons of smart growth, accessibility, access to services, cost effective development, and the logical and efficient extension to existing services and infrastructure. However, the recommendations of this Report also provide choice in smaller settlements.



8.0 Recommendations

The following outlines the recommendations to be implemented, and the reasons and justification for same.

8.1 Serviced Urban Areas

Listowel

The NPMGP proposes the removal of land from the Urban Fringe area north of Listowel (UFN2a, UFN2b and UFN4) and the Urban Fringe areas west of Listowel (UFW1). These lands are designated Future Development (FD) zone within the Municipality of North Perth Zoning By-Law.

Through discussions with and comments provided from land owners of the identified lands, it was confirmed that development plans were anticipated for the short term in both locations. Given the Provincial direction of focusing growth to settlement areas, and promoting efficient development patterns through the use of existing infrastructure and municipal servicing, sufficient planning rational exists for maintaining these lands within the Listowel Settlement Area. This will also assist in providing availability and choice, and for focusing future growth to Serviced Urban Areas; identified as a priority and main goal and principle of the NPMGP. It was also confirmed that servicing

could be accommodated on these lands.

As such, the recommended Listowel Settlement Area boundary is shown in red (Figure 1). Through the implementation of the recommendations as shown, a total of 23.5% (or 224.57 hectares) of the ‘Listowel Settlement Area’ would be available for potential future development. It is recommended that this land remain within the Future Development (FD) Zone in the Municipality of North Perth Zoning By-Law, as shown on Figure 1.

REASONS FOR RECOMMENDATIONS MADE	
LISTOWEL	• <i>Focusing growth to Serviced Urban Areas.</i>
	• <i>Efficient development patterns through the use of existing infrastructure and municipal servicing.</i>
	• <i>Potential for development in the short term.</i>



Atwood

The NPMGP identified various areas of potential development in Atwood, identified as A1 to A19.

Although previously a Village, Atwood is currently recognized as a Serviced Urban Area as a result of the recent extension of municipal sewers from Listowel to Atwood. A1, A2, A3 and A4, being a total of 9.3 hectares in size, were identified in the NPMGP as inefficient supply and therefore recommended for removal from the Atwood settlement boundary.

Lands in the northwest corner of the Village (A1 and A2), form part of a larger agricultural parcel. Through discussions with and comments received from the land owners, a change in designation from settlement to agriculture protects the intended long term use of those lands for agricultural purposes. The NPMGP also recommends removal of lands in the northeast corner of the Village (A3 and A4). Through comments received from the land owner, plans for development are intended for these lands in the short term. Given its proximity to Monument Road and Road 164 and the availability of municipal servicing planning rational exists for maintaining these lands within Atwood. This will therefore assist in providing availability and choice, and for focusing future growth to serviced settlement

areas, which is identified as a priority and main goal and principle of the NPMGP.

As a result of the above, the recommended Atwood settlement boundary is shown in red (Figure 2). This will ensure an appropriate and realistic balance between providing additional choice and appropriate land supply. Through the implementation of the recommendations as shown, a total of 31.5% (or 35.2 hectares) of Atwood would be available for potential future development.

It is recommended that the land to remain within Atwood be identified for Future Development uses and be zoned as such within the Municipality of North Perth Zoning By-Law, as shown on Figure 2.

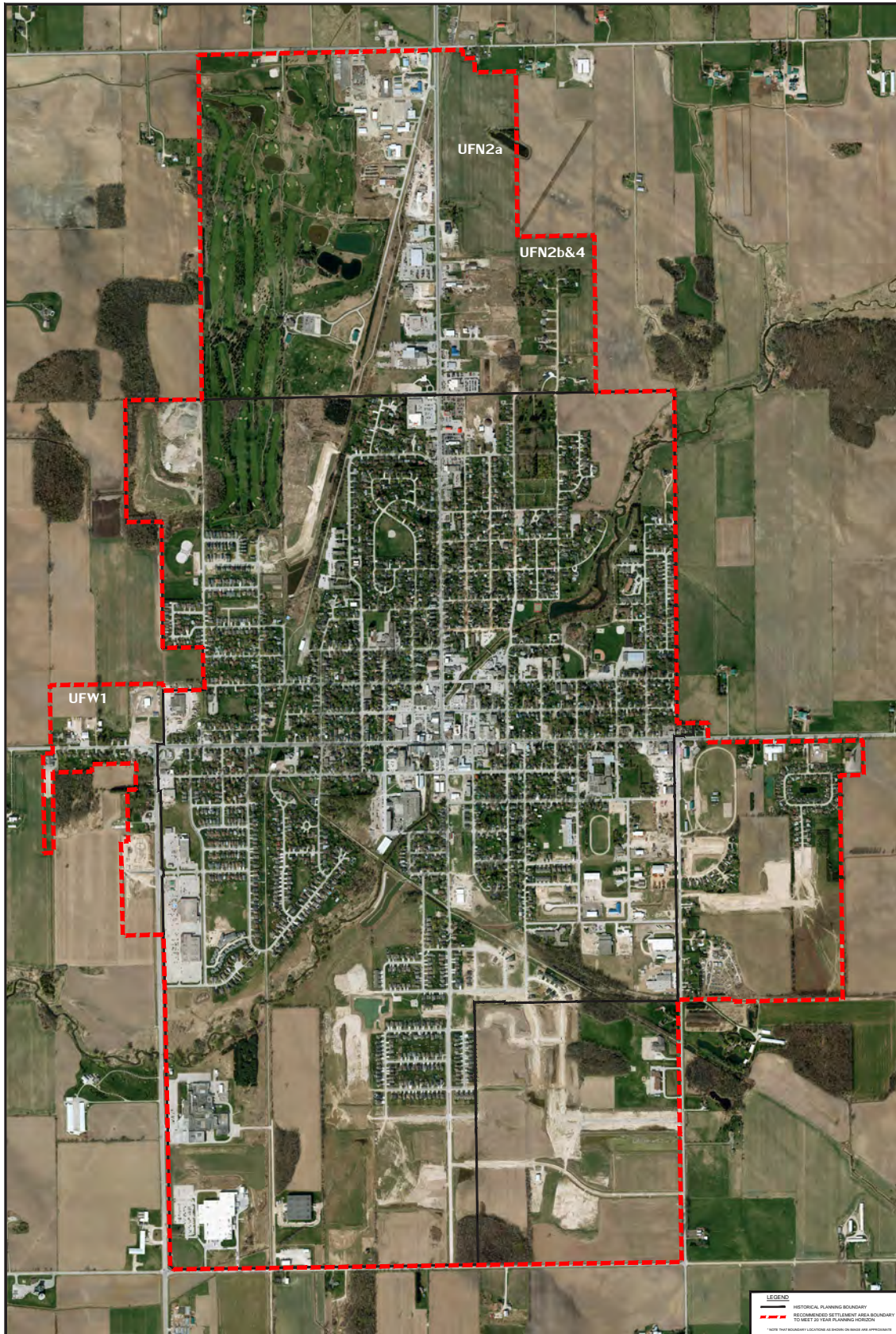
REASONS FOR RECOMMENDATIONS MADE

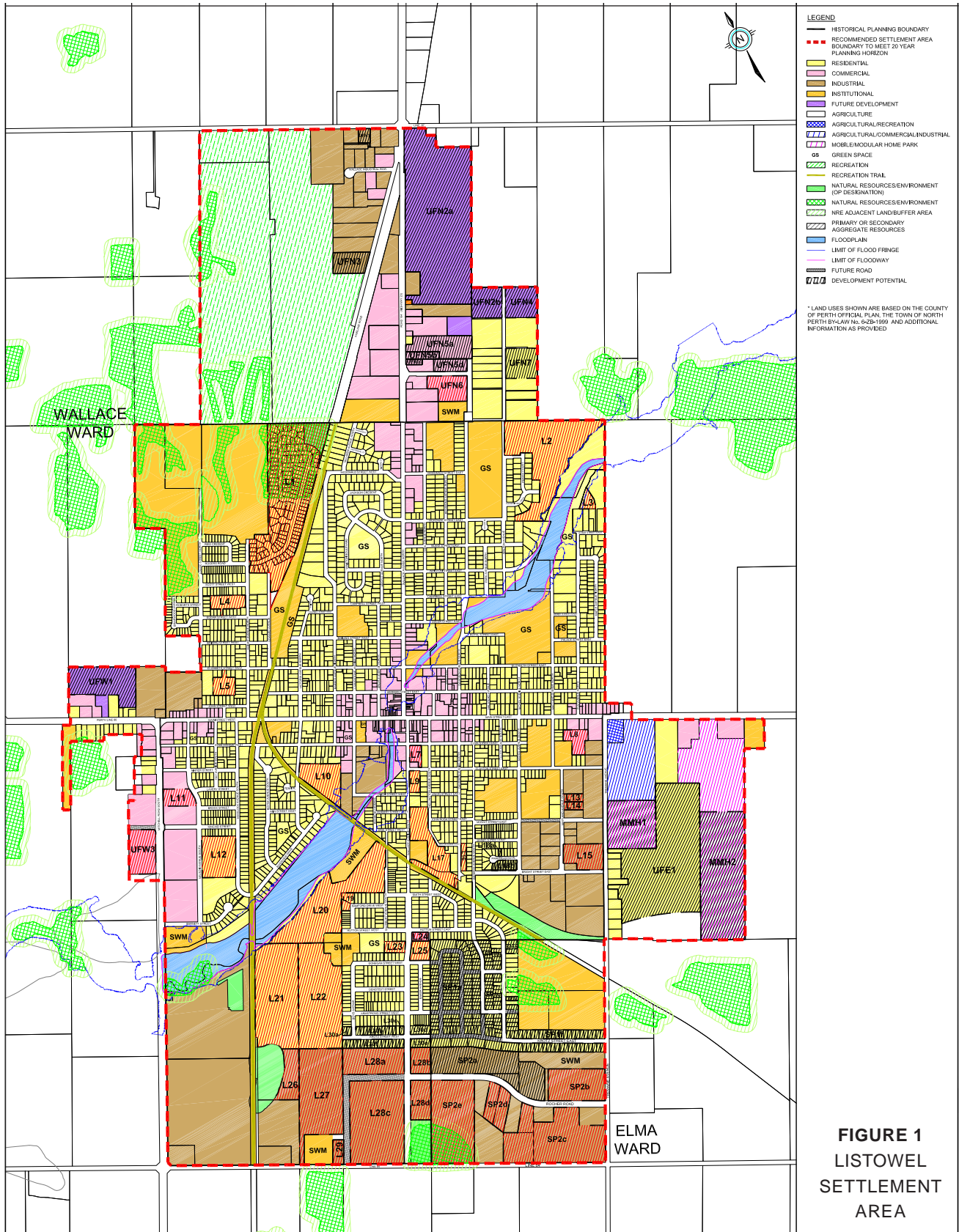
ATWOOD

- *Forms part of a larger agricultural parcel of land.*
- *To follow existing property boundaries, where possible.*
- *Potential for development in the short term.*
- *Various development opportunities exist within settlement boundary, providing choice.*
- *Existence of municipal servicing.*

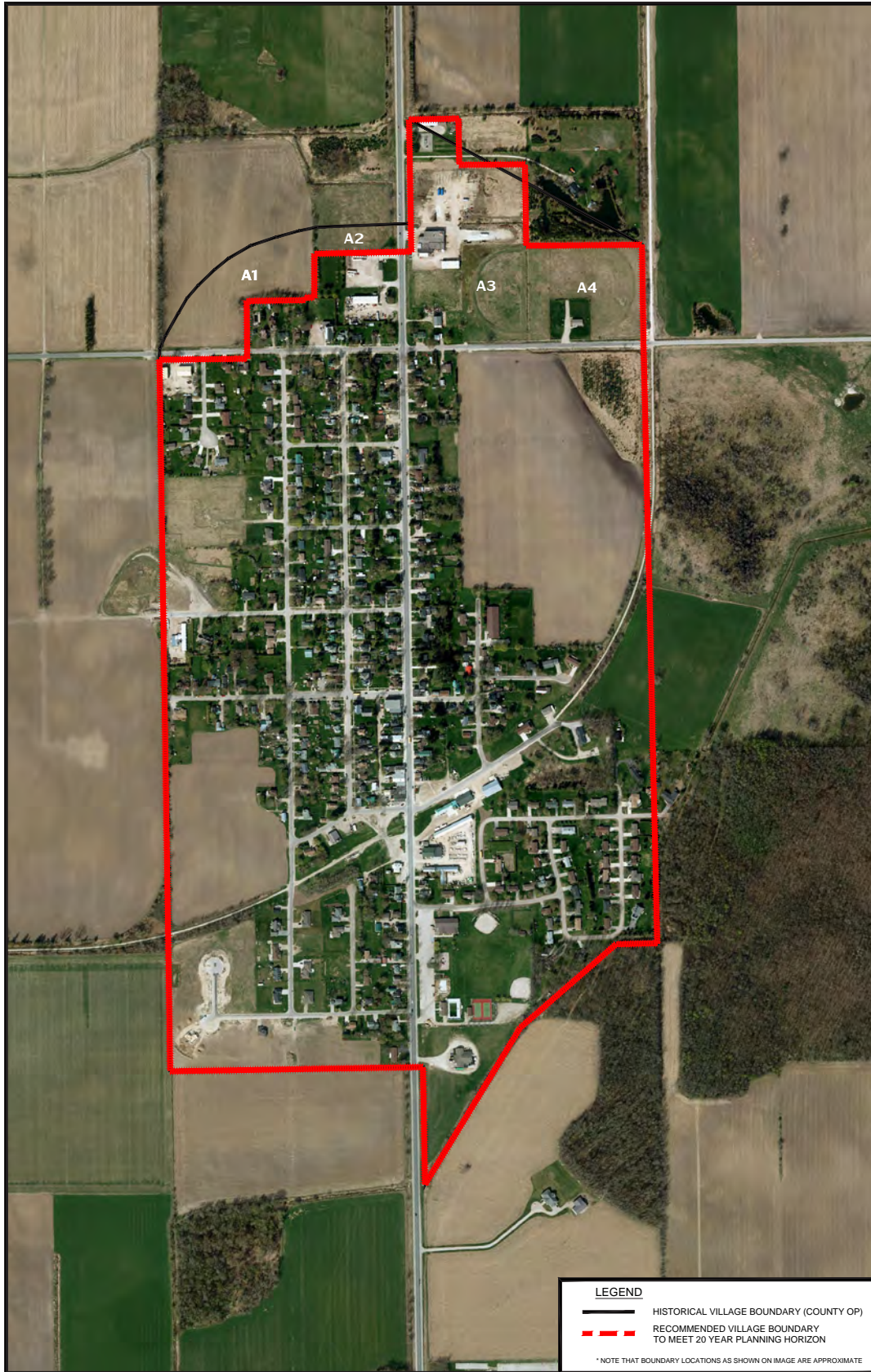


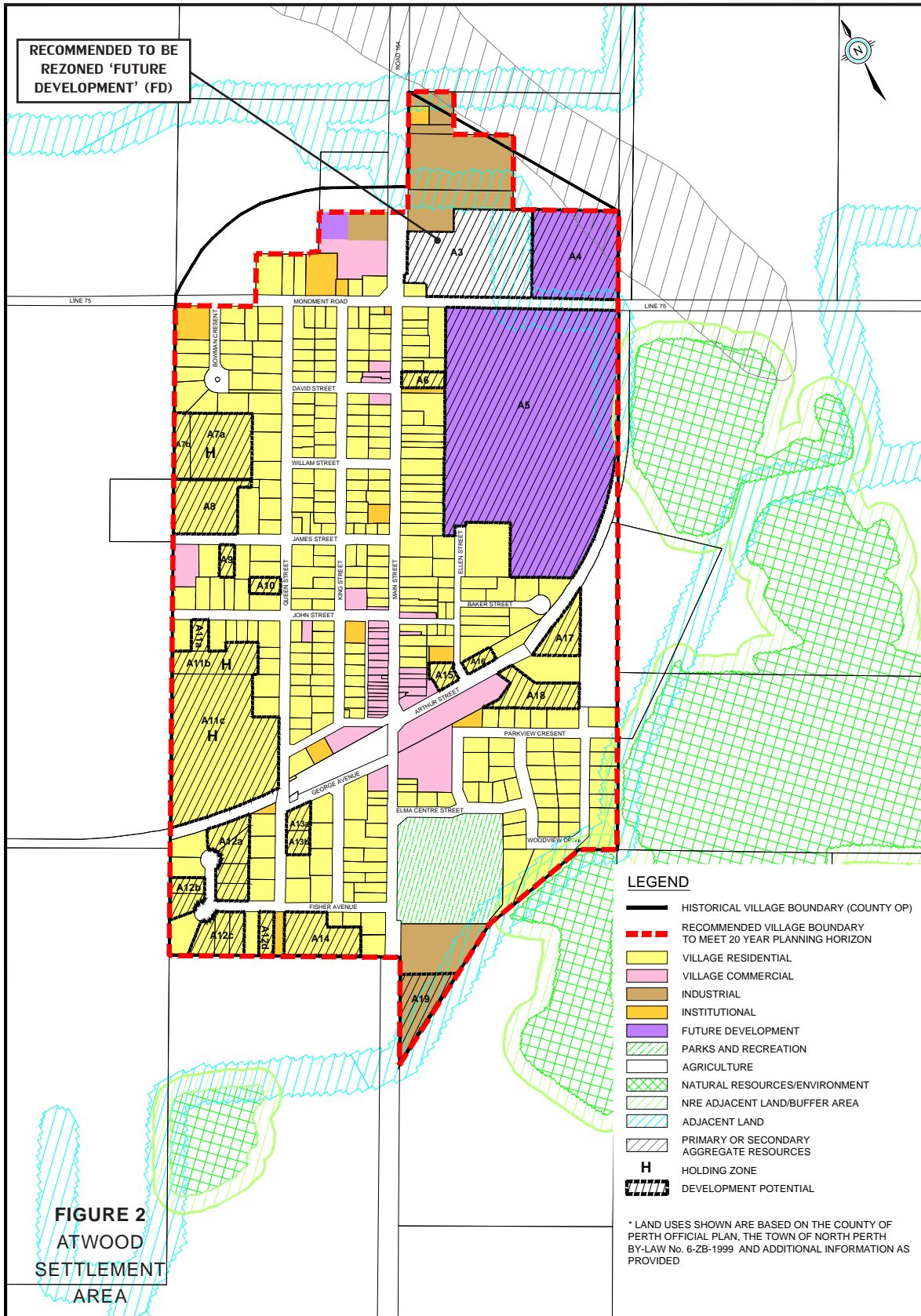
Listowel Settlement Area





Atwood





8.2 Villages

Gowanstown

The NPMGP identified various areas of potential development in Gowanstown, including lands along Road 164 and Line 88. These lands are currently designated Village within the County of Perth Official Plan.

Lands to the northwest (G1 and G2) were recommended to be removed from the Gowanstown settlement boundary in the NPMGP, to protect the current and long term intended use of these lands for agricultural purposes. No MDS issues exist as this land is currently located within the Gowanstown settlement boundary. The lands to the southwest were also originally recommended to be removed from the Village designation in the NPMGP, given that they form part of larger agricultural lands.

Lands identified as G5a and G5b could be jointly developed as a consolidated development through a draft plan of subdivision, with access from Road 164.

Lands identified as G7 are subject to a planning application under Section 53 (Consents) of the Ontario Planning Act R.S.O 1990. These applications (Application Nos. B9/13 and B38/13) were approved

by North Perth Council at their meeting of December 9, 2013. The changes as approved are justifiable and the settlement boundary therefore reflects these changes.

The Gowanstown settlement boundary is shown in red (Figure 3). Through the implementation of the recommendations as shown, a total of 16.2% (or 7.57 hectares) of Gowanstown would be available for potential future development.

It is recommended that the land supply within Gowanstown remain Future Development and Hamlet/Village Residential (HVR) Zone in the Municipality of North Perth Zoning By-Law, as shown in Figure 3.

REASONS FOR RECOMMENDATIONS MADE	
GOWANSTOWN	<ul style="list-style-type: none"> Forms part of a larger agricultural parcel of land intended for long term agricultural use. Possible development opportunities to increase choice throughout the Municipality.

Trowbridge

The NPMGP identified various areas of potential development in Trowbridge, including lands along West Street, George Street and Arthur Street (identified as T1 to T12).

T1b, T3, and T9, forming a total of 6.01 hectares in size, were identified in the NPMGP as inefficient supply and therefore recommended for removal from the Village of Trowbridge settlement boundary. These lands are each zoned Hamlet/Village Residential with a holding provision (HVR(-h)) within the Municipality of North Perth Zoning By-Law.

The recommendations of the NPGMP, specifically as it relates to the land in the northeast corner, reflect what currently exists today and actual settlement patterns. This majority of this area does not have

road frontage and therefore is not conducive to logical, efficient development patterns (i.e., T1b and T3). The lands to the southeast, being 4.292 hectares in size, form a portion of a larger agricultural land parcel. The land owner provided comments regarding potential for development which would consist of the creation and implementation of a public right of way, and the creation of lots through a Plan of Subdivision. This land is currently zoned for residential development.

Expansion of the Trowbridge settlement proposes to recognize existing residential lots along the west side of West Street. From an MDS perspective, this change would see no adverse impacts to an existing poultry operation east of Trowbridge as the proposed Village boundary would be no closer than current conditions to this operation.

As such, the recommended Trowbridge settlement boundary is shown in red (Figure 4). This will ensure an appropriate balance between providing additional choice and appropriate and efficient land supply (through existing vacant lots, consents, and plans of subdivision), while further preserving agricultural land. Through the implementation of the recommendations as shown below, a total of 31.8% (or 11.21 hectares of Trowbridge would be available for potential future development. It is important to note that 7.8% of the 31.8% forms the supply for parks and recreational use.

TROWBRIDGE	REASONS FOR RECOMMENDATIONS MADE
	<ul style="list-style-type: none"> • <i>Preservation of Agricultural Land - forms part of a larger agricultural parcel.</i> • <i>To follow existing property boundaries, where possible.</i> • <i>Various development opportunities exist within the settlement boundary, providing choice.</i>



Monkton

The NPMGP identified various areas of potential development in Monkton, including lands along Brock Street, Nelson Street, and King Avenue (identified as Mk1 to Mk12).

Mk2, Mk3, Mk4 and Mk10, forming a total of 5.48 hectares in size, were identified in the NPMGP as inefficient supply and therefore recommended for removal from the Village of Monkton settlement boundary. These lands are each zoned Future Development (FD) Zone within the Municipality of North Perth Zoning By-Law.

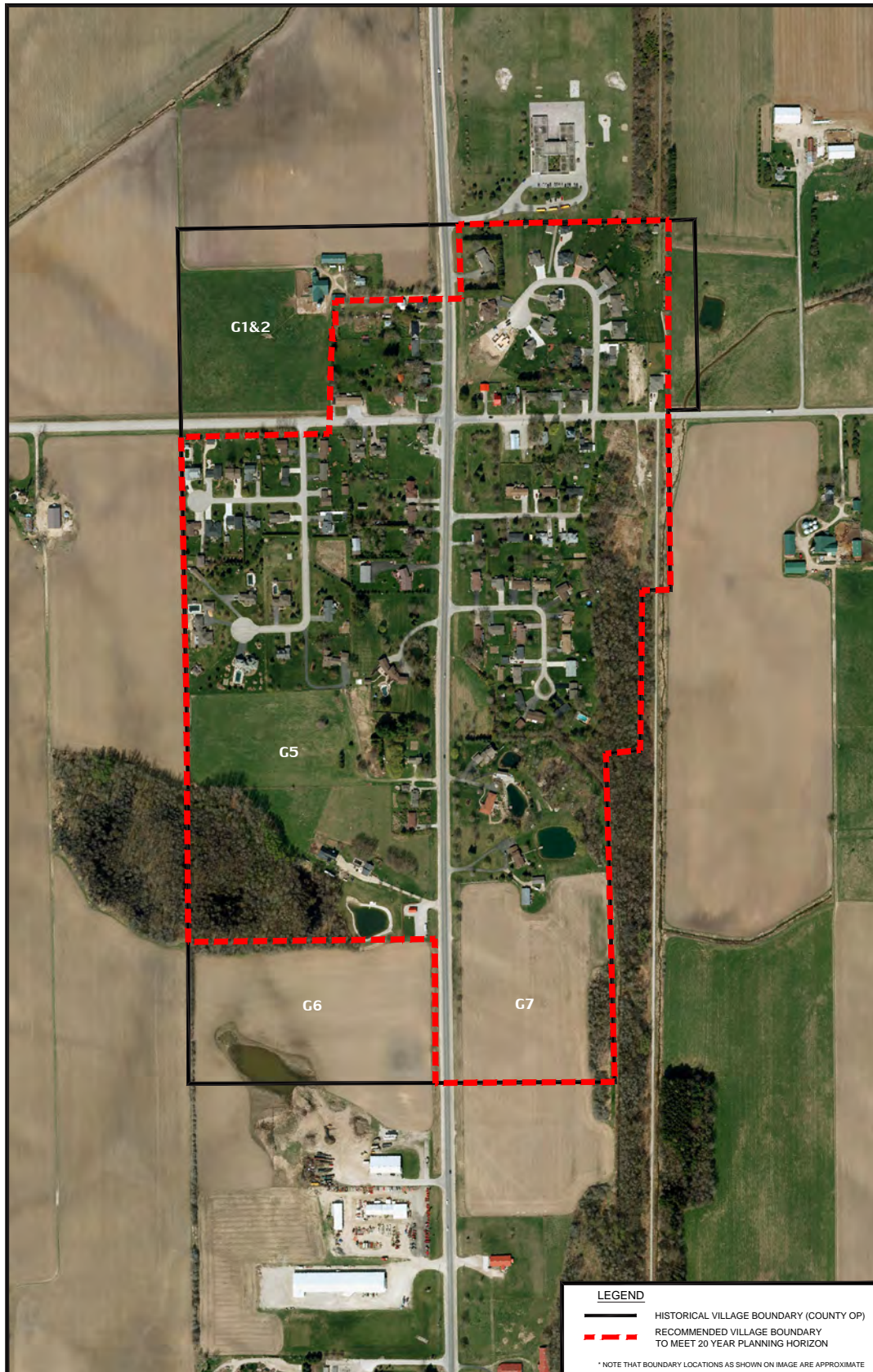
Significant lands within Monkton were originally intended to form a larger development, with planned streets, etc. As there are no immediate plans for this to occur and therefore no immediate plans for development, the recommendations made in the NPMGP reflect more of what currently exists today and reflects current and anticipated settlement patterns. No MDS issues exist with the changes proposed in Monkton.

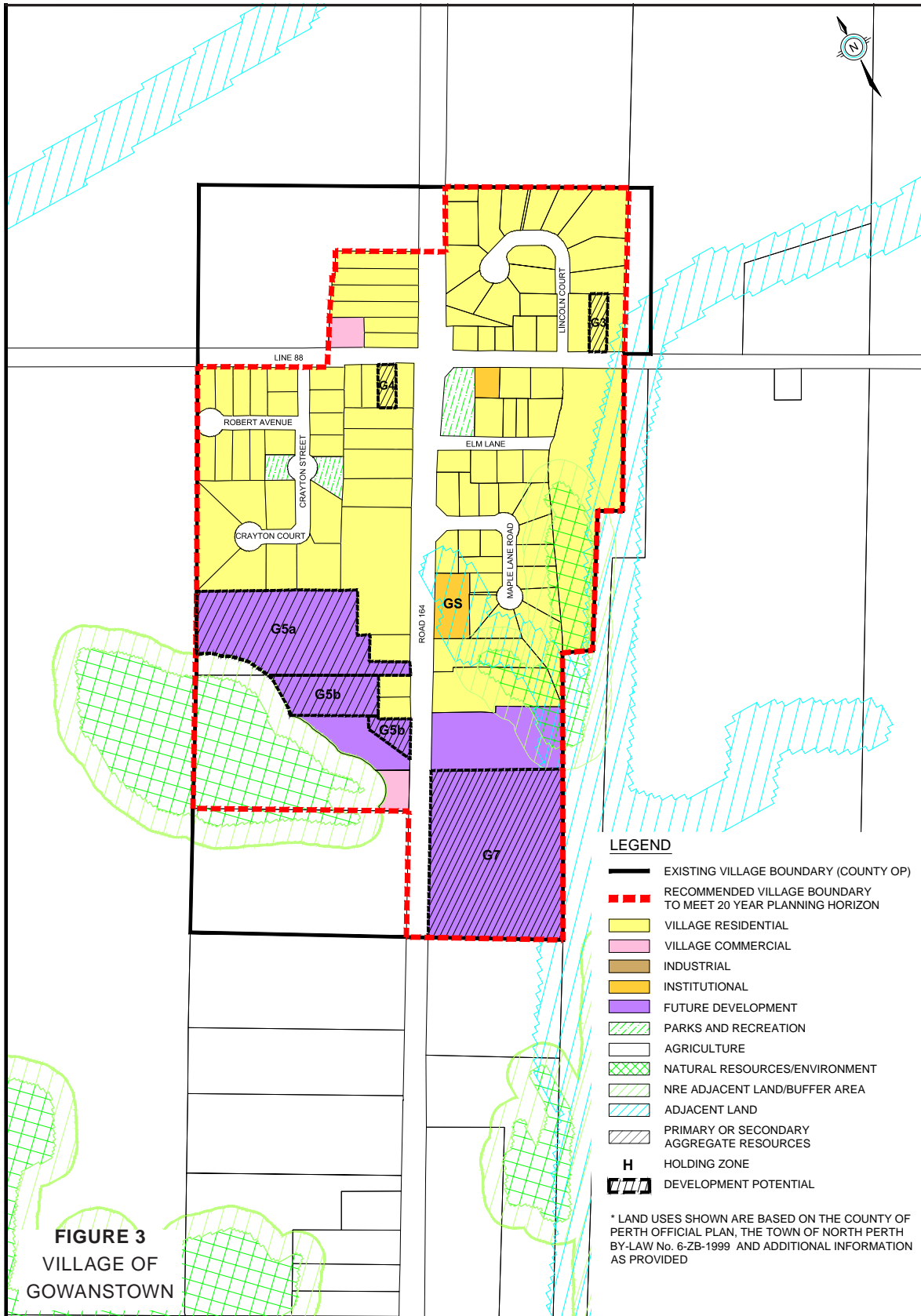
As such, the recommended Monkton settlement boundary is shown in red (Figure 5). This will ensure an appropriate and realistic balance between providing

additional choice and appropriate land supply while further preserving agricultural land removing inefficient supply that will likely not be developed over the long term. It also provides a logical “rounding out” of the overall Village to reflect existing development patterns and existing lot lines, especially in the case of the lands in the southeast of Monkton. Through the implementation of the recommendations as shown, a total of 15.3% (or 6.56 hectares) of Monkton would be available for potential future development. It is recommended that this land remain within the Future Development (FD) Zone in the Municipality of North Perth Zoning By-Law, as shown in Figure 5.

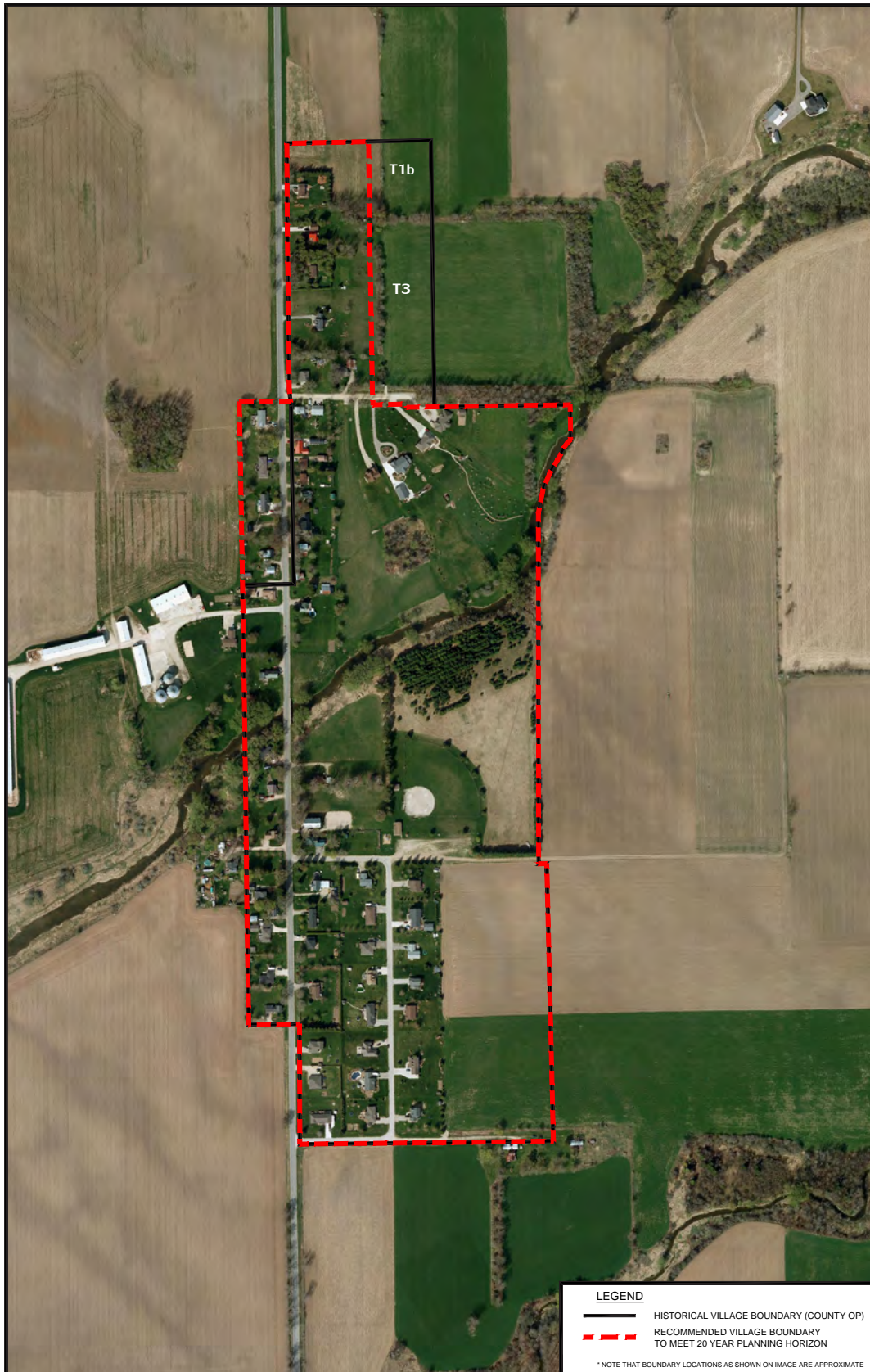
MONKTON	REASONS FOR RECOMMENDATIONS MADE
	<ul style="list-style-type: none"> • <i>Preservation of Agricultural Land - forms part of a larger agricultural parcel.</i> • <i>To follow existing property boundaries, where possible.</i> • <i>Various development opportunities exist within settlement boundary, providing choice.</i> • <i>Historical planned expansion that may no longer be realistic on private servicing and does not reflect realistic or efficient growth patterns.</i>

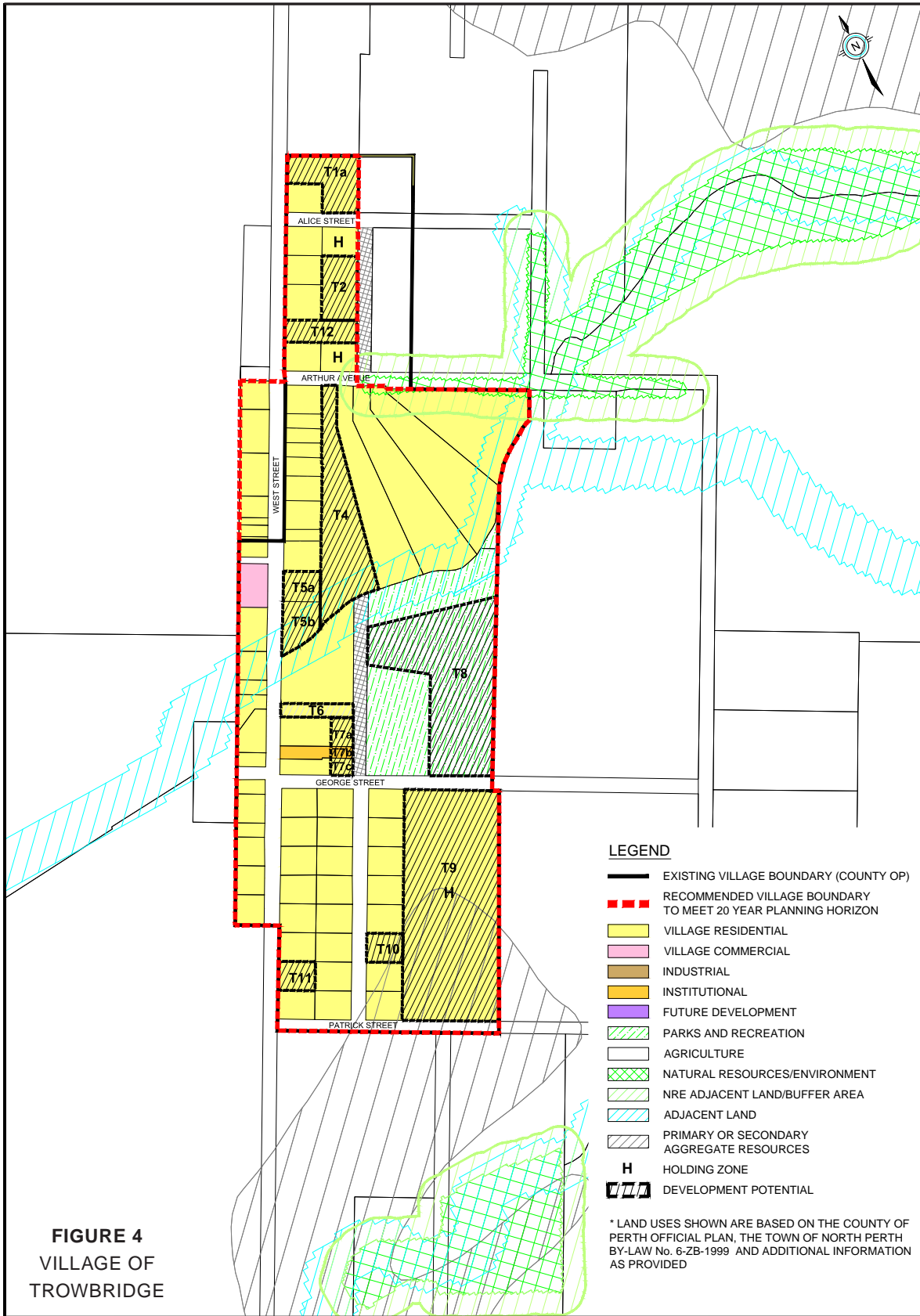
Gowanstown



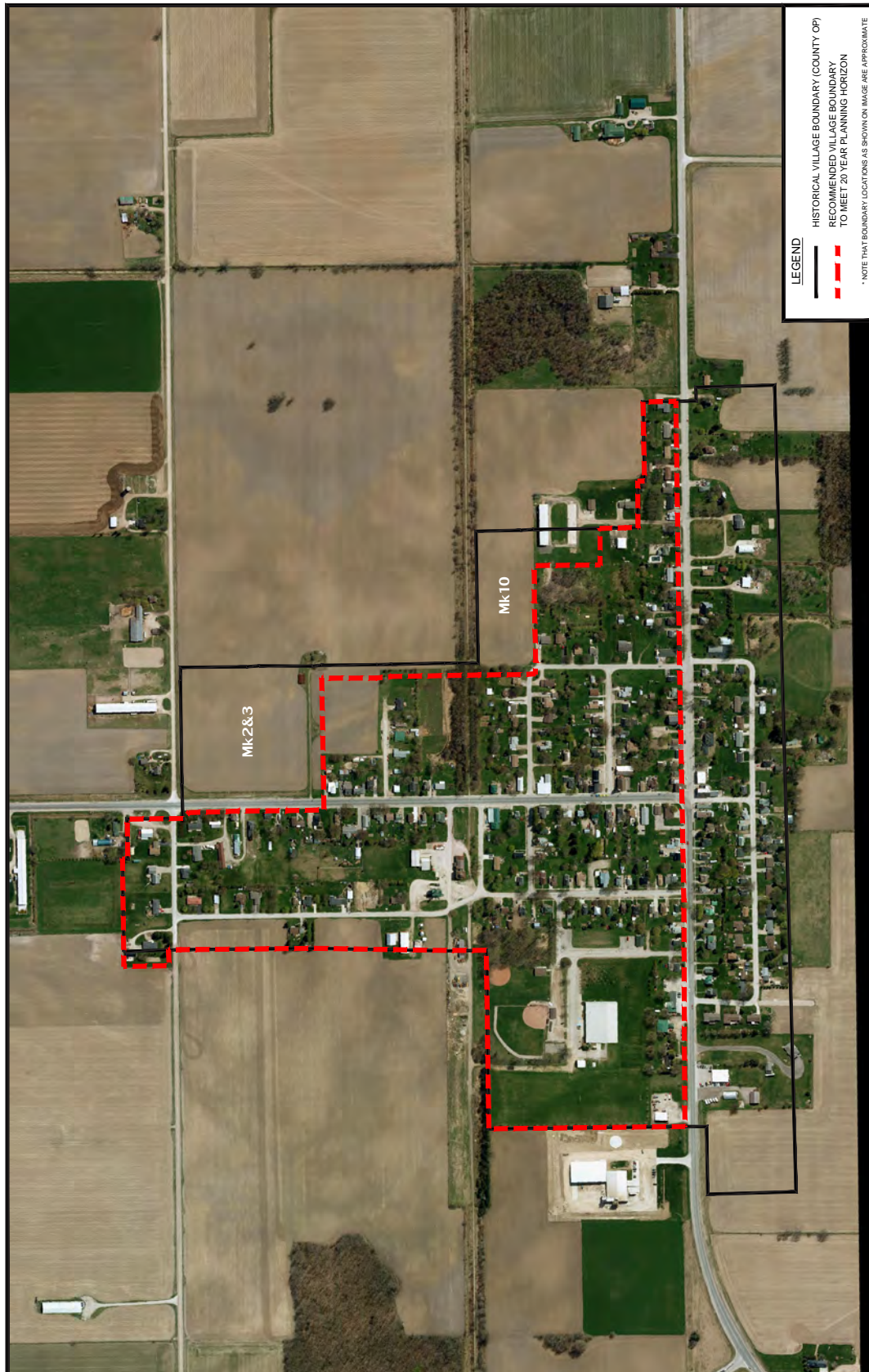


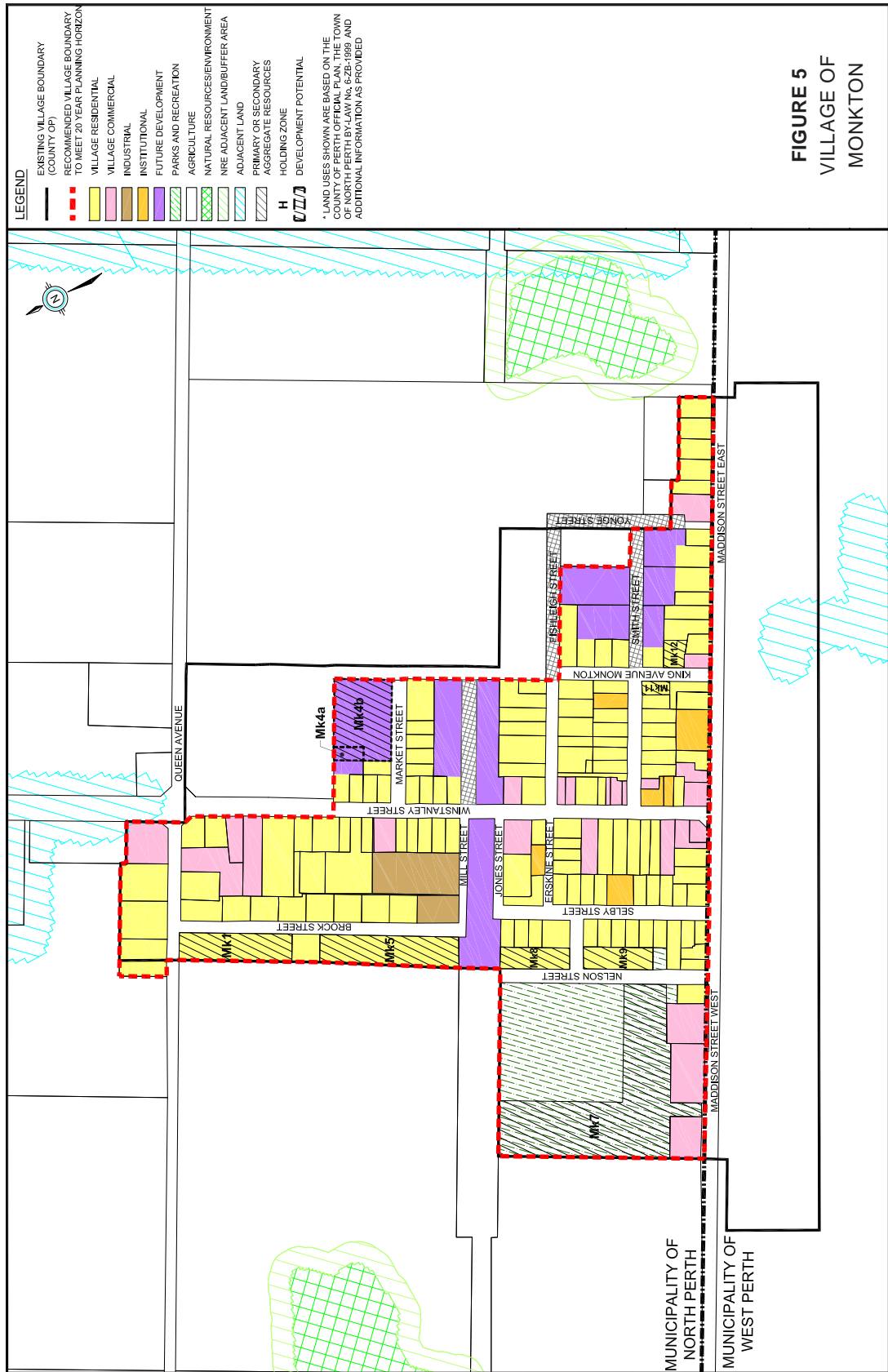
Trowbridge





Monkton







8.3 Hamlets

Kurtzville

The NPMGP identified three areas of potential development in Kurtzville (K1, K2 and K3). The size of these parcels are 6.88, 1.36 and 1.39 hectares, respectively. K1 forms part of the northwest corner of Kurtzville, K2 is located to the southwest and K3 is located along the eastern boundary. K1 and K2 have frontage along Road 175 while K3 fronts onto Perth Line 88. K1, K2 and K3 all form part of larger land holdings and are all zoned Agriculture (A) within the Municipality of North Perth Zoning By-Law. No MDS issues exist with either of these three parcels as they all are currently located within the Kurtzville settlement boundary.

All three parcels were recommended to be removed from the Kurtzville settlement boundary in the NPMGP. Through the public consultation process however, it was identified that a variety of housing choice would be required in the smaller Hamlets, and that not all potential development lands should be focused to Serviced Settlement Areas, as further outlined in Section 7.4 of this Report.

A boundary adjustment is also recommended along the southern edge of Kurtzville. An extension of the boundary to the south is more in keeping with adjacent property lines while ensuring any proposed MDS setbacks do not adversely impact the existing agricultural operation directly south of Kurtzville.

As such, the recommended Kurtzville settlement boundary is shown below in red (Figure 6). The recommendations continue to see the majority of the recommendations of the NPMGP implemented, with the exception of two new opportunities for future lot creation (subject to appropriate development applications as required by the Planning Act). This will ensure an appropriate balance between providing additional choice and appropriate land supply while further preserving agricultural land and removing inefficient supply. Through the implementation of the recommendations as shown below, a total of 5.3% (or 0.84 hectares) of Kurtzville would be available for potential future development. It is recommended that this land be zoned Future Development (FD) through an amendment to the North Perth Zoning By-Law, as shown on Figure 6.

REASONS FOR RECOMMENDATIONS MADE

KURTZVILLE

- *Preservation of Agricultural Land - forms part of a larger agricultural parcel.*
- *To follow existing property boundaries, where possible.*
- *Opportunities for potential development to increase choice in land supply.*
- *Consideration of appropriate MDS setbacks from existing agricultural operations.*

Molesworth

The NPMGP identified two areas of potential development in Molesworth (ML1 and ML2). The size of parcels ML1 and ML2 are 4.462 hectares and 5.270 hectares respectively. ML1 represents the north west corner of Molesworth with frontage along both Perth Line 86 and Road 177, while ML2 represents the north east corner of Molesworth with frontage on Road 177. Both parcels are zoned Agriculture (A) within the Municipality of North Perth Zoning By-Law. No MDS issues exist as both parcels are currently located within the Molesworth settlement boundary. The NPMGP identified both parcels as supply that was inefficient and therefore recommended removal of these lands from the Hamlet settlement boundary.

Currently, one vacant lot exists (0.04 hectares in size, forming part of ML2) in Molesworth. Additional feedback received through the PIC outlined the need for a variety in choice as outlined in Section 7.4.

Through the public consultation process, one on one discussions with the land owners and written comments received, it was determined that although the total supply in Molesworth could not reflect efficient development patterns a potential for small lot severances along Road 177 and Perth Line 86 does exist. This would assist in providing efficient and logical residential supply over the long term in Molesworth, creating additional choice in the

marketplace while rounding out the settlement.

As such, the recommended Molesworth settlement boundary is shown in red (Figure 7). The recommendations continue to see the balance of the lands removed from the settlement boundary with the exception of three new areas for future lot creation (subject to appropriate development applications as required by the Planning Act). This will ensure further preservation of agricultural land, while removing inefficient land supply. Through the implementation of the recommendations as shown below, a total of 13% (or 0.65 hectares) of Molesworth would be available for potential future development. It is recommended that this land be zoned Future Development (FD) through an amendment to the North Perth Zoning By-Law, as shown on Figure 7.

REASONS FOR RECOMMENDATIONS MADE	
MOLESWORTH	• <i>Preservation of Agricultural Land - forms part of a larger agricultural parcel.</i>
	• <i>To follow existing property boundaries, where possible.</i>
	• <i>Opportunities for development in the short term through small lot severances.</i>
	• <i>Opportunities for development to increase choice in land supply.</i>

Britton

The NPMGP identified three areas of potential development in Britton (B1, B2 and B3). An application for severance on the lands identified as B1 was approved by North Perth Council in August of 2011 (B27/10, B28/10 and B29/10), which implemented the creation of three residential lots. An Official Plan Amendment (OPA 109) along with a Zoning By-Law Amendment (ZBLA 27-2011) were also approved to remove the balance of the lands from a residential use to an agricultural use.

The size of parcels B2 and B3 are 1.018 hectares and 0.285 hectares respectively. B2 is located within the northeast corner of Britton with frontage on Perth

Road 147, while B3 is located within the southeast corner with frontage along Line 81. Both parcels are zoned Hamlet/Village Residential with a holding provision (HVR(-h)) within the Municipality of North Perth Zoning By-Law. No MDS issues exist as both parcels are currently located within the settlement boundary. From a high level review, the NPMGP identified both parcels as supply that was inefficient and therefore recommended removal of these lands from the Hamlet settlement boundary.

Through further review and comments provided by the land owners, it was determined that a potential for future residential development on lands identified as

B3 exist, in the form of a future severance. This land is currently zoned for residential development. This would also support the feedback received through the PICs outlining the need for choice (Section 7.4).

As such, the Britton settlement boundary to be implemented is shown in red on Figure 8. The recommendations continue to see the balance of the lands removed from the settlement boundary, with the exception of B3 for future lot creation. This will ensure further preservation of agricultural land while removing inefficient land supply. Through the implementation of the recommendations as shown below, a total of 12.3% (or 1.18 hectares) of Britton would be available for potential future development (inclusive of the lots previously created through the consent process). It is recommended that this land remain within the Hamlet/Village Residential (HVR) Zone, as shown in Figure 8.

BRITTON	REASONS FOR RECOMMENDATIONS MADE	
	•	<i>Preservation of Agricultural Land - forms part of a larger agricultural parcel.</i>
	•	<i>To follow existing property boundaries, where possible.</i>
	•	<i>Opportunities for development in the short term through small lot severance(s).</i>
	•	<i>Potential residential development to increase possible choice in land supply.</i>

Newry

The NPMGP identified four areas of potential development in Newry (N1, N2, N3 and N4). The size of each area is 3.194, 2.058, 2.770 and 6.439 hectares respectively. N1 is located at the north west corner of Newry with frontage on both Perth Line 72 and Road 164 (Highway 23). N2 and N3 are located on the west side of Newry in behind existing residences. N4 forms a large portion of the east side of Newry, consisting primarily of agricultural land uses. N1, N2, N3 and N4 are all zoned Future Development (FD) Zone within the Municipality of North Perth Zoning By-Law. The NPMGP recommended that these parcels all be removed from within the Hamlet of Newry settlement boundary. No MDS issues exist with these lands as all are currently located within the Newry settlement boundary.

In the evaluation of the Newry settlement boundary comments received through the consultation process were taken into consideration along with possible opportunities for small lot severances (to address the need for choice as outlined in Section 7.4) and the importance of ensuring land could be available for future commercial expansion opportunities.

As such, the recommended Newry settlement boundary is shown below in red (Figure 9). This

will ensure an appropriate balance is maintained between additional choice and efficient land supply while further preserving agricultural land. It also reflects a logical “rounding out” of the overall Hamlet boundary and provides appropriate opportunities for future growth. Through the implementation of the recommendations as shown below, a total of 25.6% (or 2.44 hectares) of Newry is available for potential future development. It is recommended that this land remain within the Future Development (FD) Zone in the Municipality of North Perth Zoning By-Law, as shown in Figure 9.

NEWRY	REASONS FOR RECOMMENDATIONS MADE	
	•	<i>Preservation of Agricultural Land - forms part of a larger agricultural parcel.</i>
	•	<i>To follow existing property boundaries, where possible.</i>
	•	<i>Opportunities for development in the short term through small lot severances.</i>
	•	<i>Potential future development opportunities to increase choice in supply and to provide expansion opportunities for existing businesses.</i>



Donegal

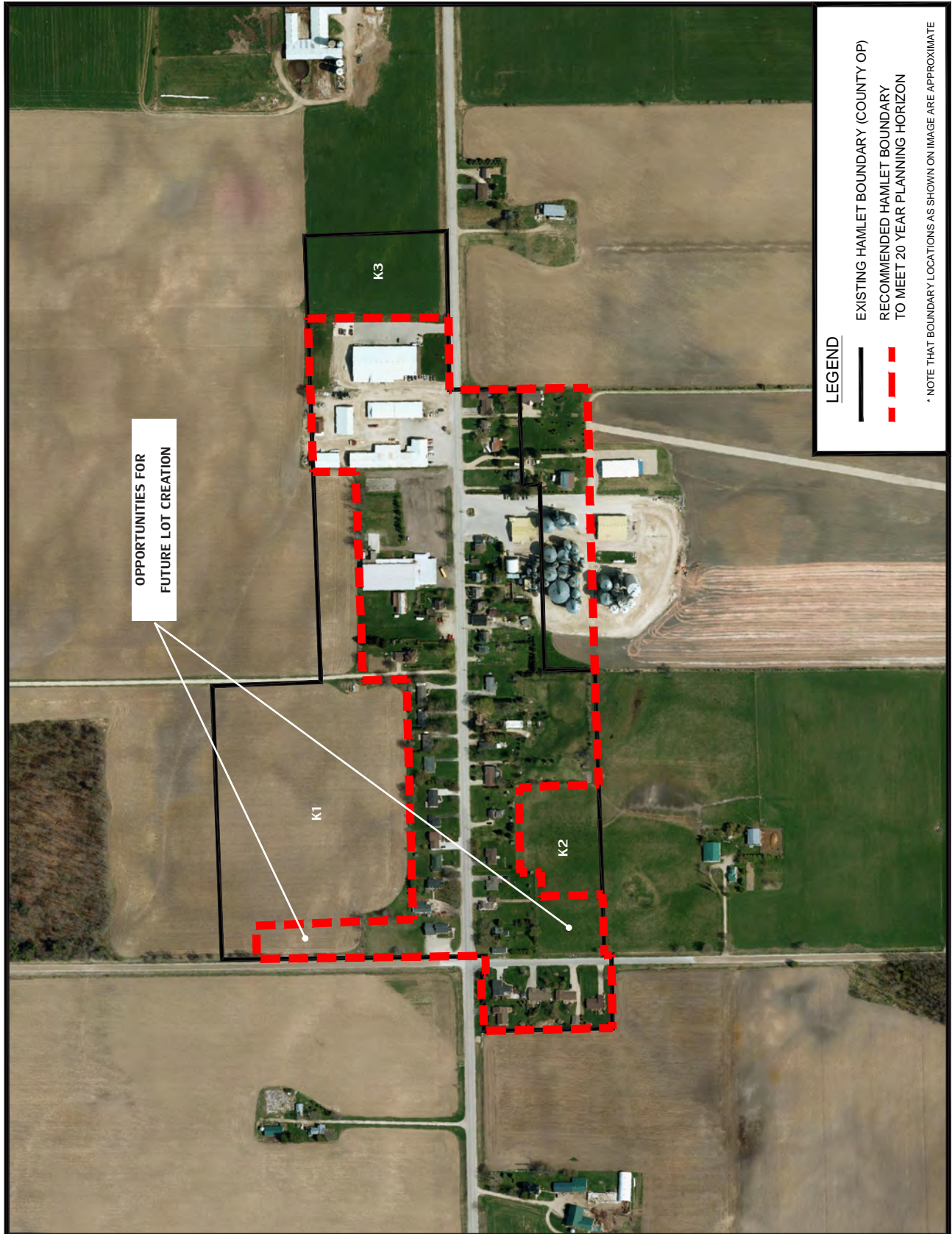
The NPMGP identified two areas of potential development in Donegal (D1 and D2). The size of each parcel is 2.33 hectares and 0.74 hectares respectively. D1 is located within the northwest corner of Donegal with frontage on Perth Road 147, while D2 is located within the southeast corner of Donegal with frontage along Perth Line 72. Both parcels are zoned Hamlet/Village Residential with a holding provision (HVR(-h)) within the Municipality of North Perth Zoning By-Law. No MDS issues exist as both parcels are currently located within the settlement boundary. The NPMGP identified both parcels as supply that was inefficient and therefore recommended removal of these lands from the Hamlet settlement boundary.

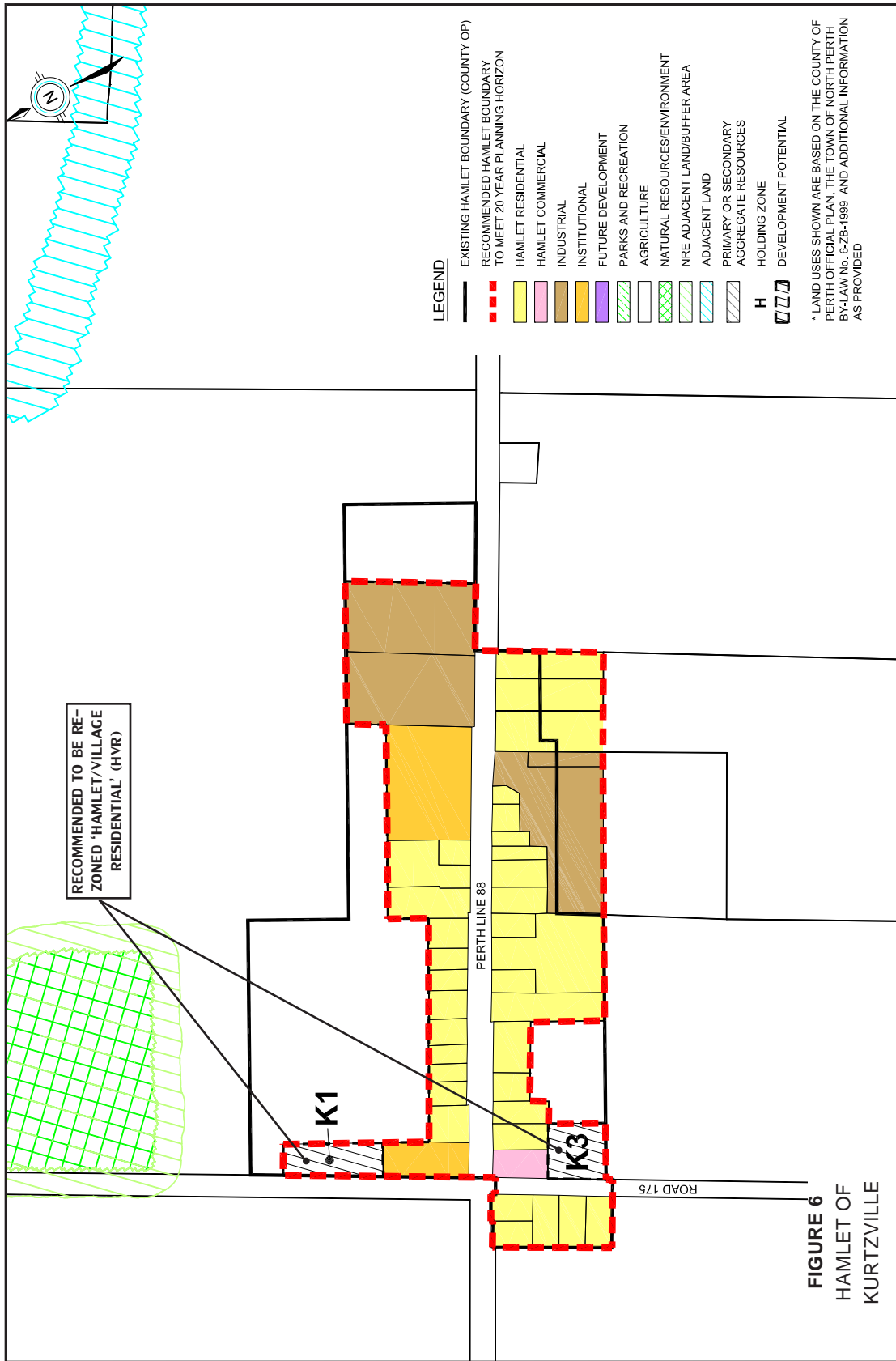
Through the public consultation process, the land owner of D2 provided comments outlining his intent for potential development of his property in the near future. In addition, feedback received throughout the PICs raised a need for greater variety in choice as outlined in Section 7.4 of this Report. Although D2 does form part of a larger agricultural parcel, the smaller size and the opportunity for future development provides sufficient rationale for maintaining these lands within Donegal. This land is also currently zoned for residential development.

As such, the recommended Donegal settlement boundary is shown below in red (Figure 10). This will ensure an appropriate and realistic balance between providing additional choice and appropriate land supply while further preserving agricultural land and removing inefficient supply. It also provides a logical “rounding out” of the overall Hamlet. Through the implementation of the recommendations as shown below, a total of 9.7% (or 0.74 hectares) of Donegal would be available for potential future development. It is recommended that this land remain within the Hamlet/Village Residential (HVR) Zone in the Municipality of North Perth Zoning By-Law, as shown in Figure 10.

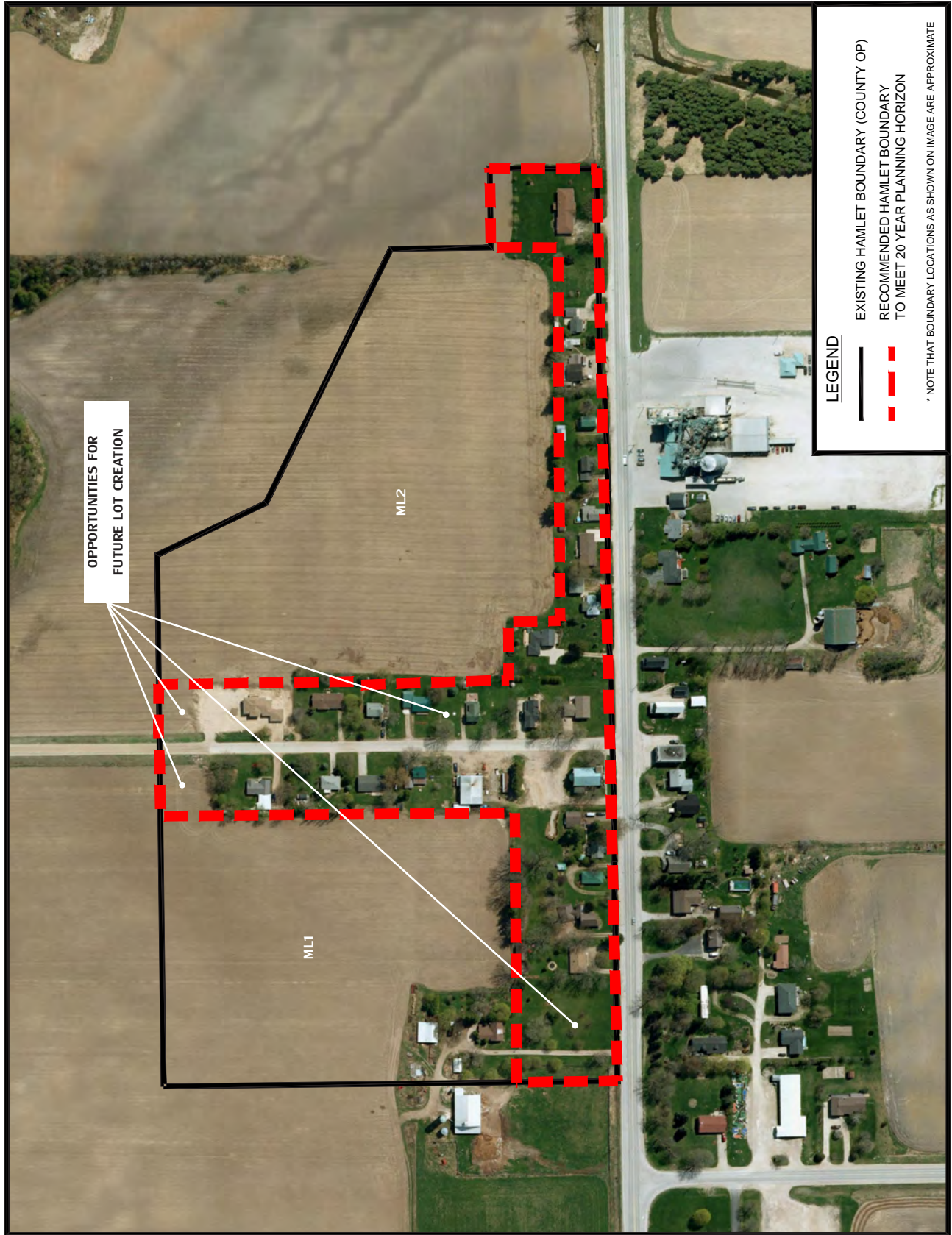
REASONS FOR RECOMMENDATIONS MADE	
DONEGAL	• <i>Preservation of Agricultural Land - forms part of a larger agricultural parcel.</i>
	• <i>To follow existing property boundaries, where possible.</i>
	• <i>Opportunities for development in the short term through small lot severances.</i>
	• <i>Potential residential development to increase choice in land supply.</i>

Kurtzville





Molesworth



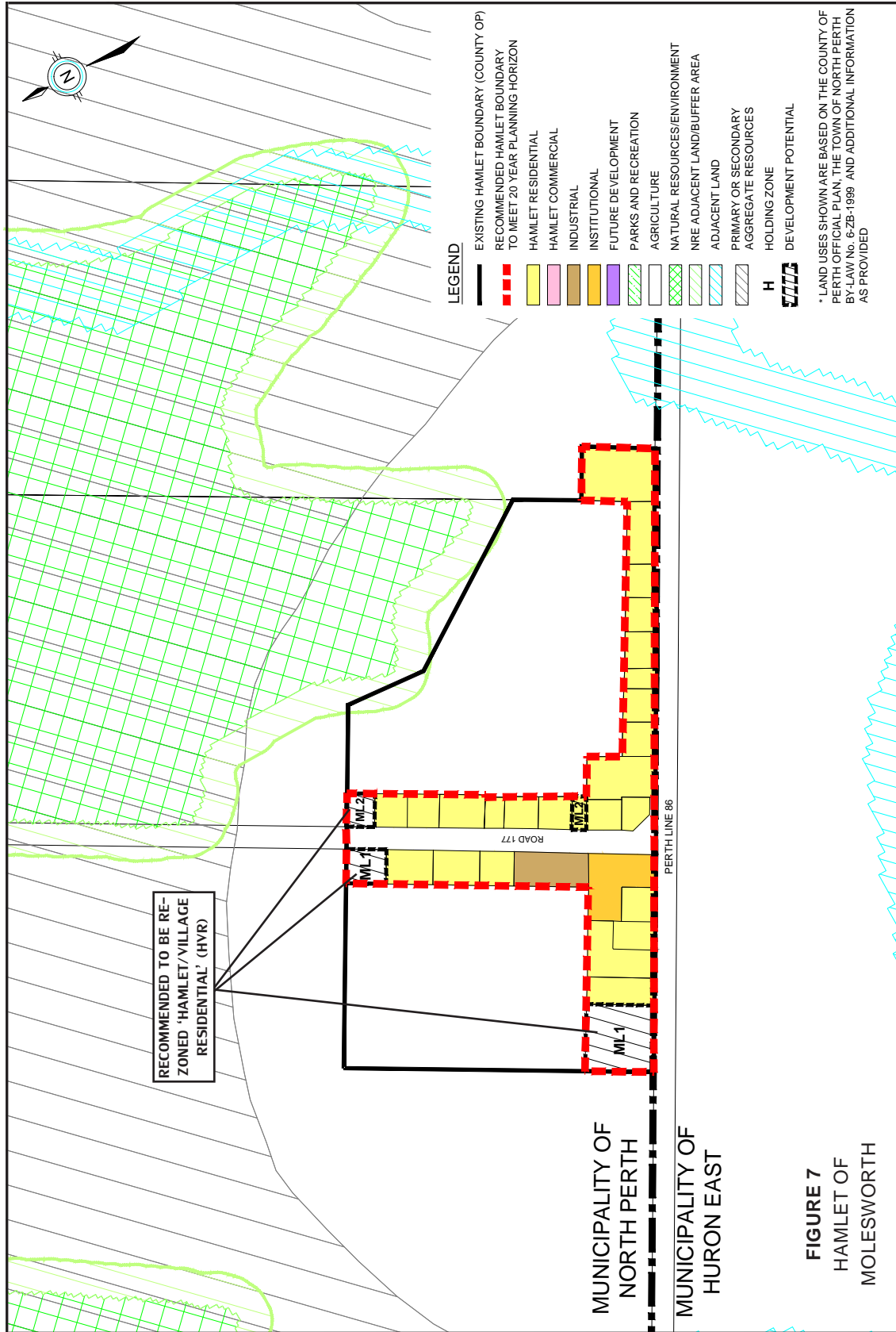
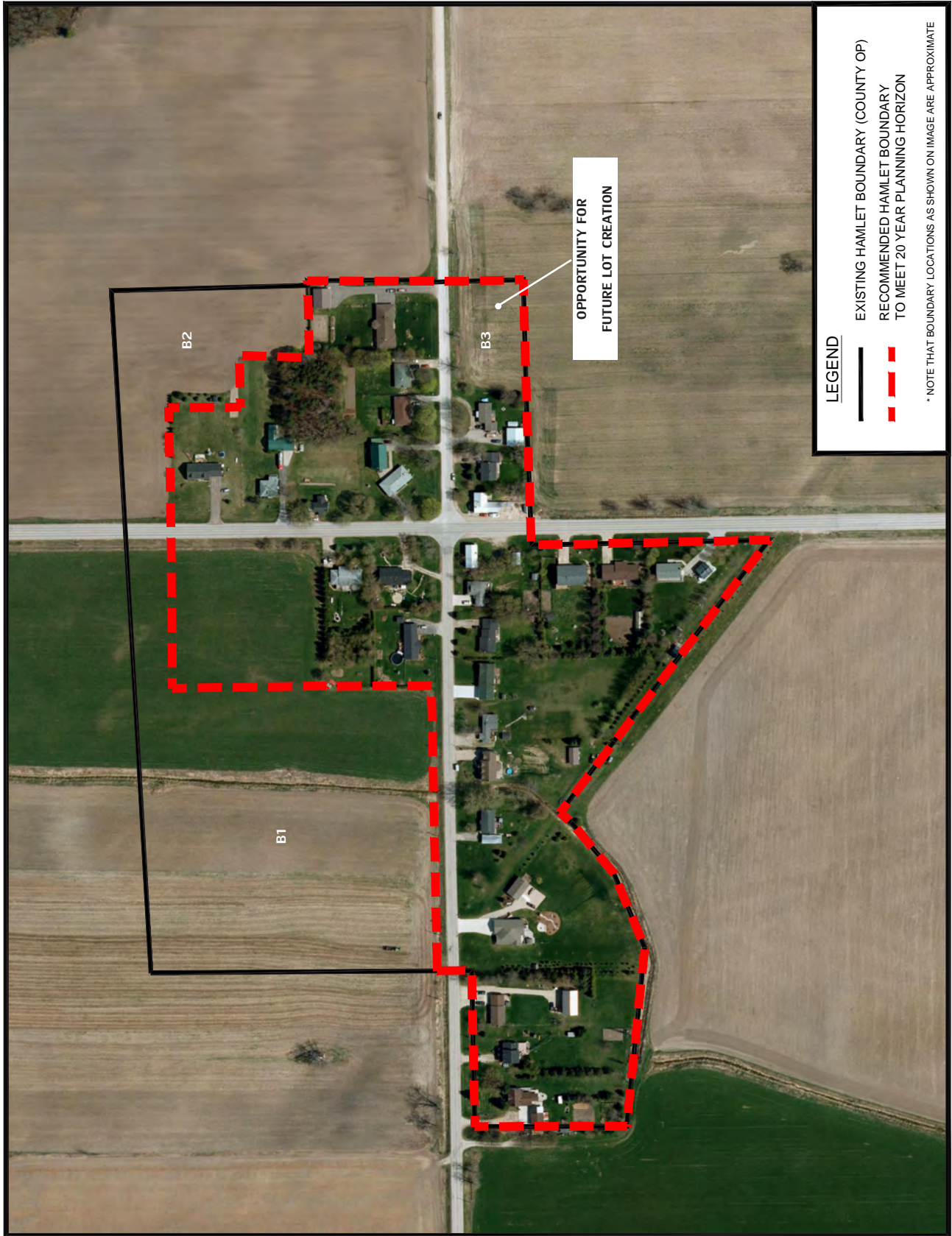
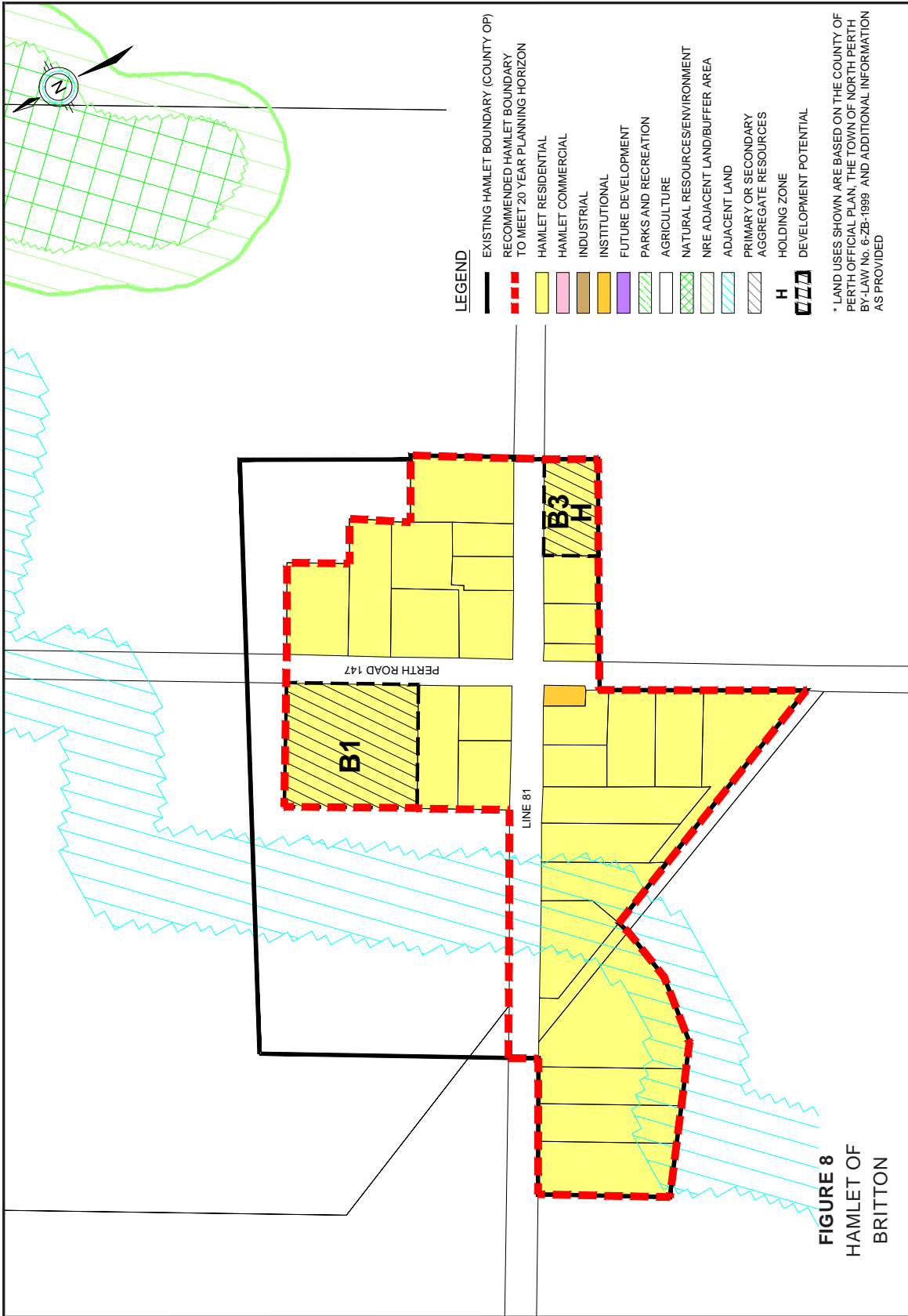


FIGURE 7
HAMLET OF MOLESWORTH

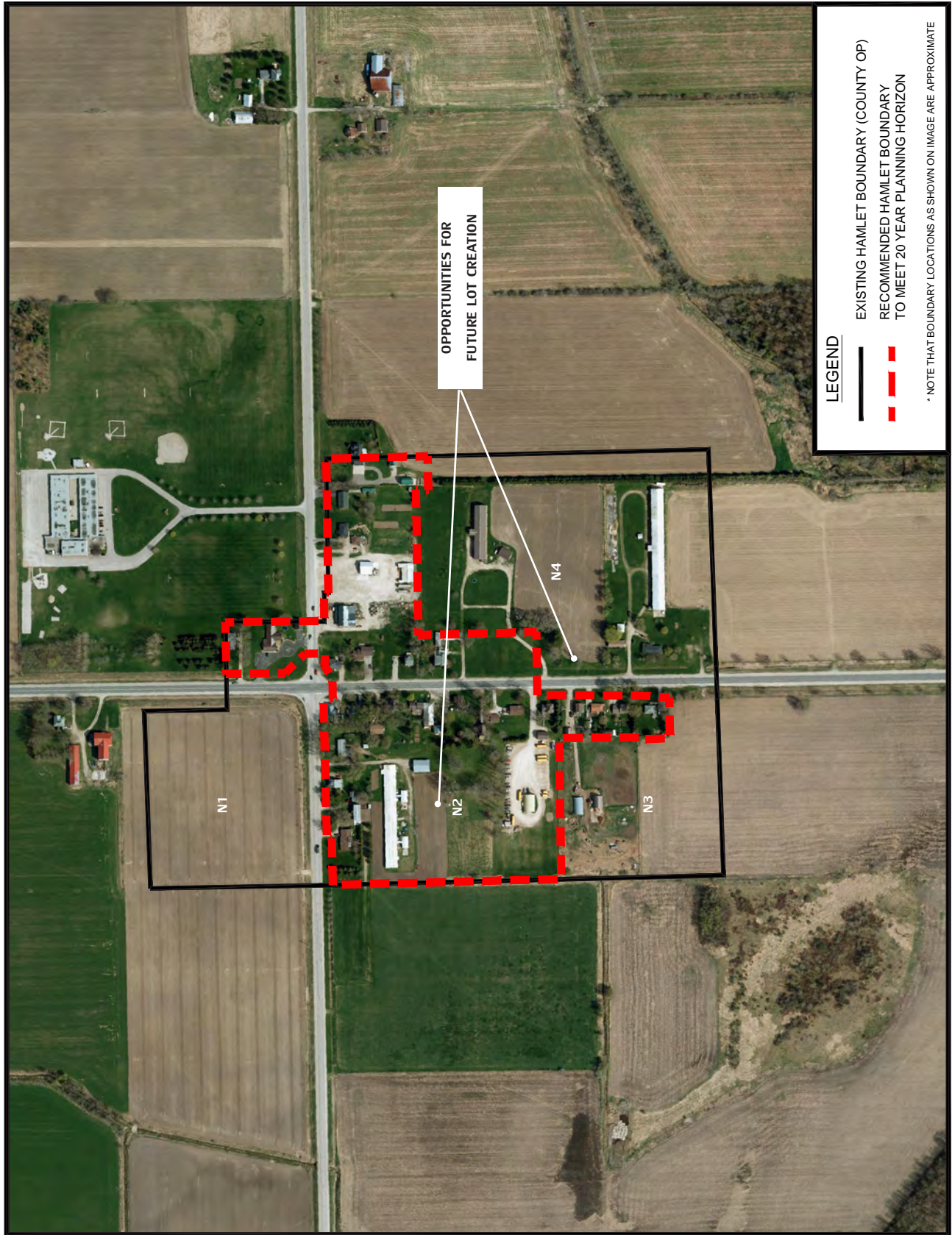
Britton

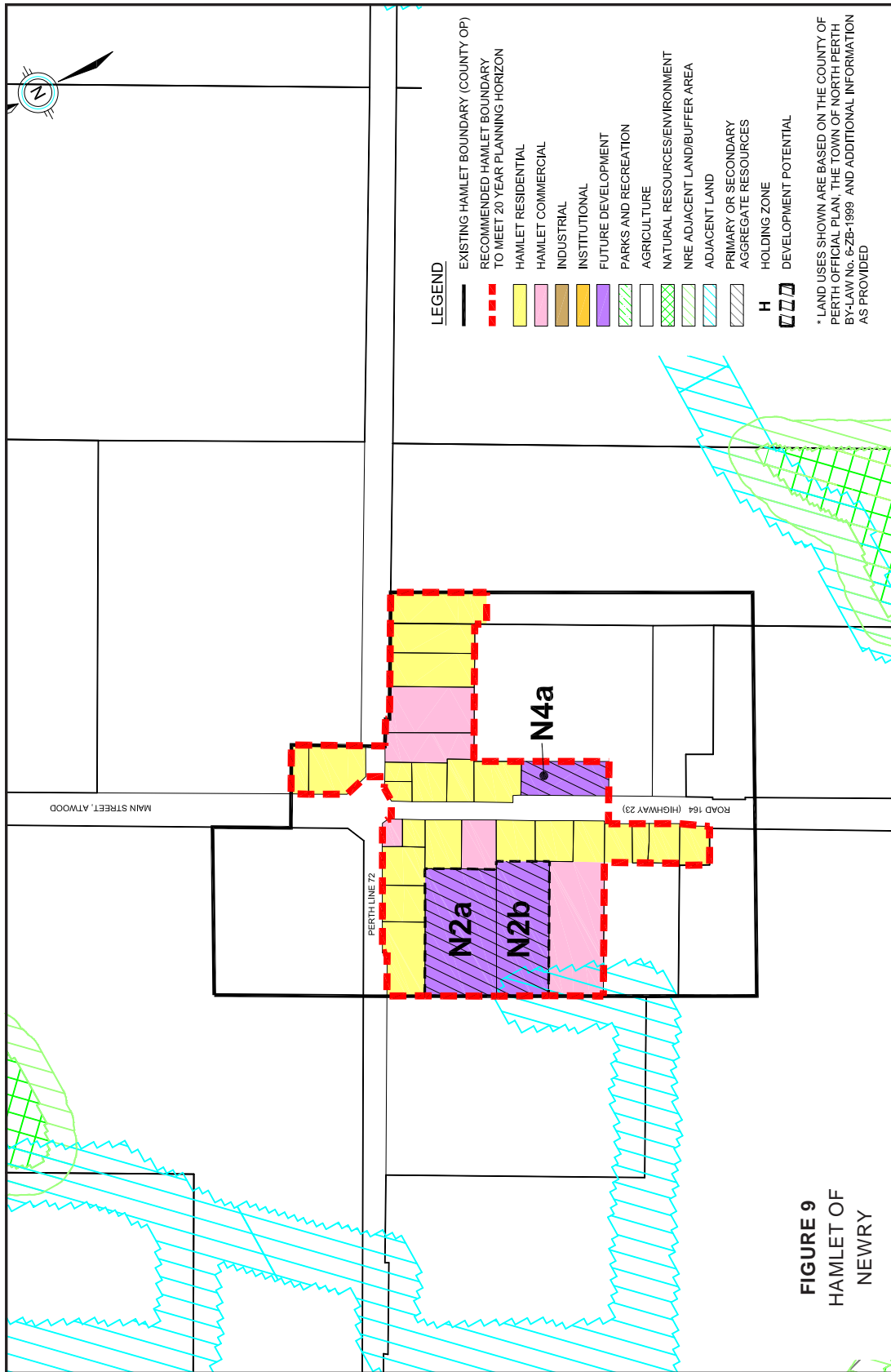




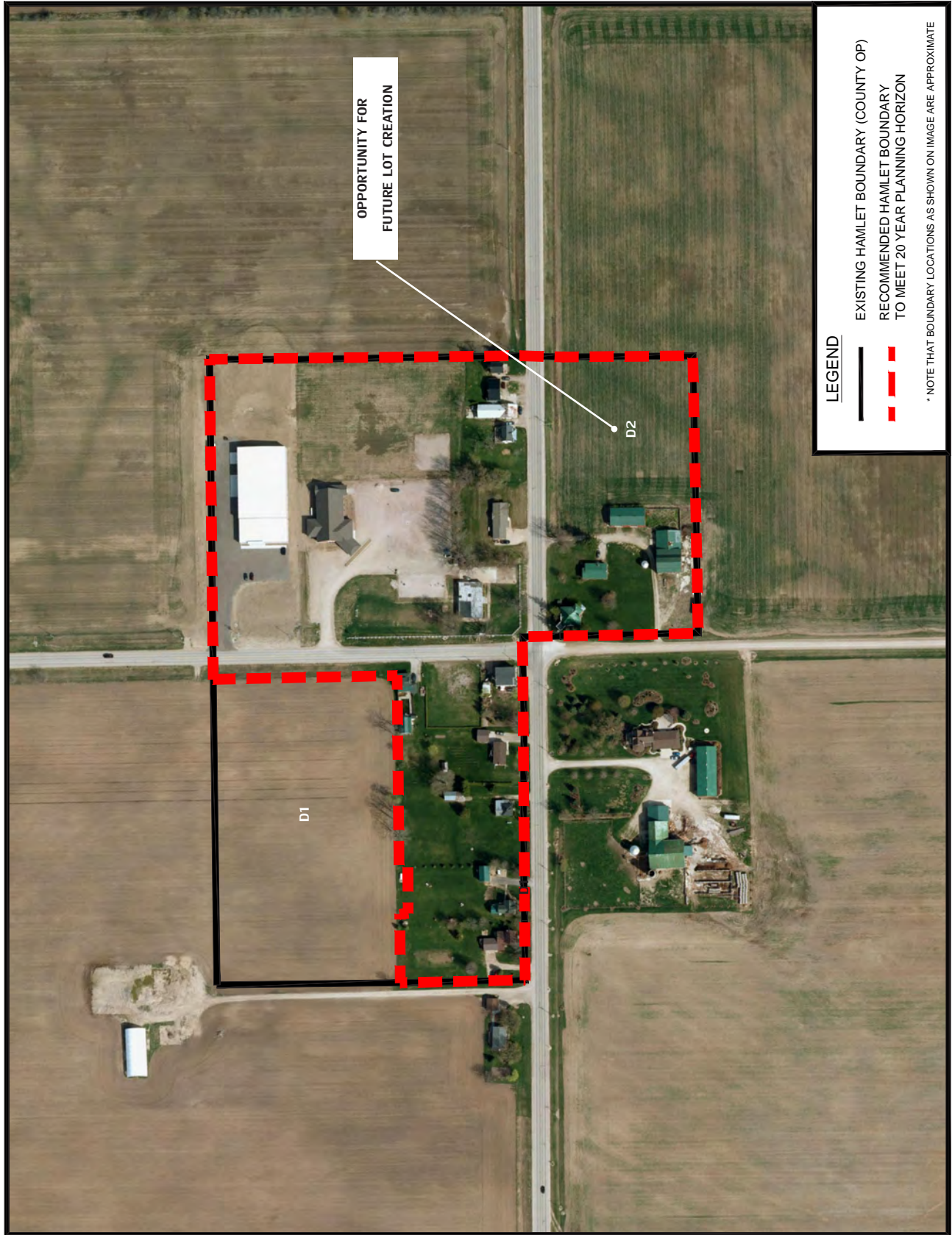
* LAND USES SHOWN ARE BASED ON THE COUNTY OF PERTH OFFICIAL PLAN, THE TOWN OF NORTH PERTH BY-LAW No. 6-ZB-1999 AND ADDITIONAL INFORMATION AS PROVIDED

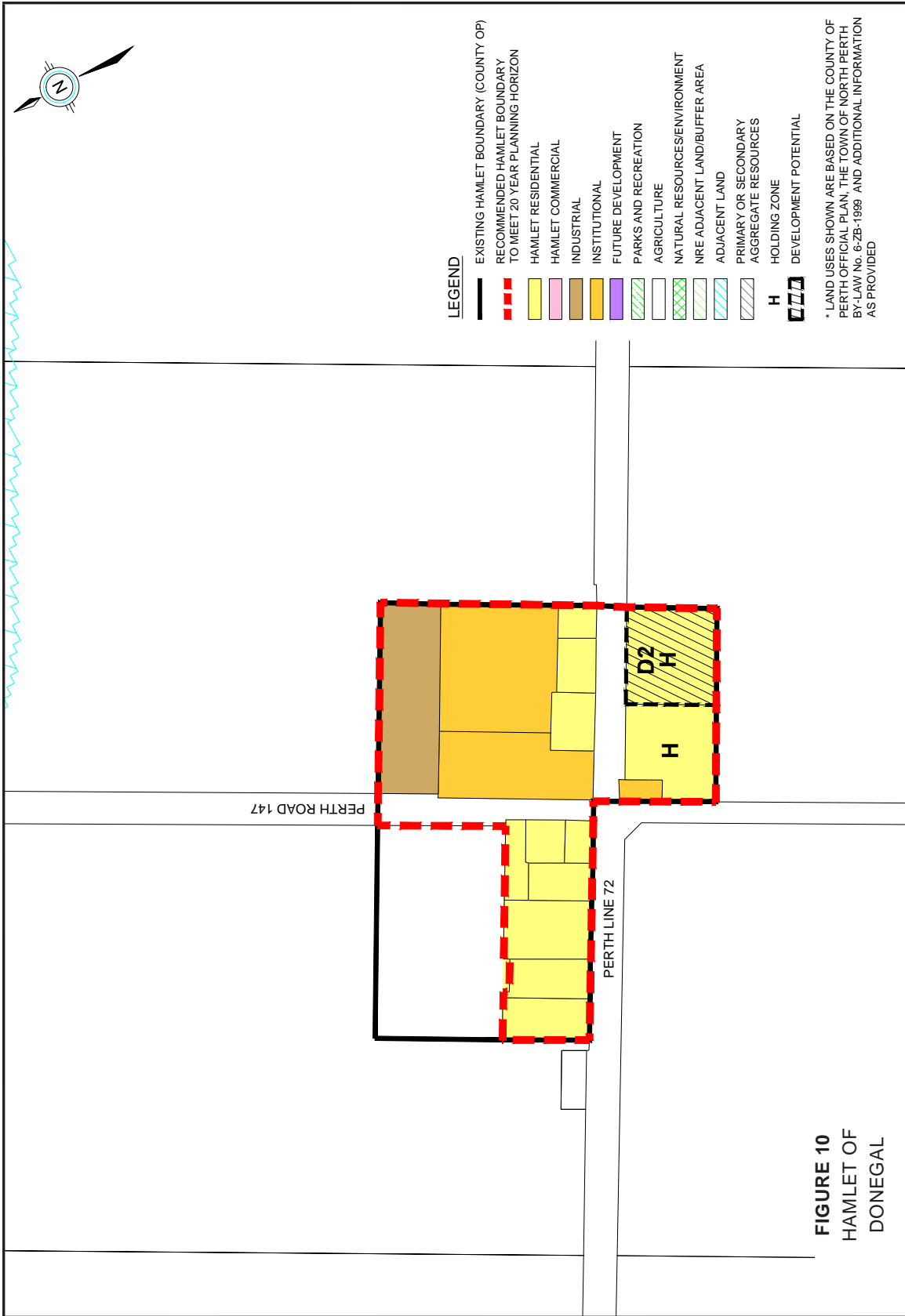
Newry





Donegal



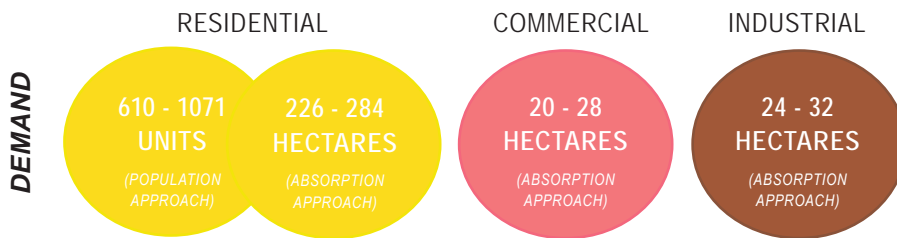


9.0 Summation

The following section provides a summation of the findings and recommendations of the NPMGP Update.

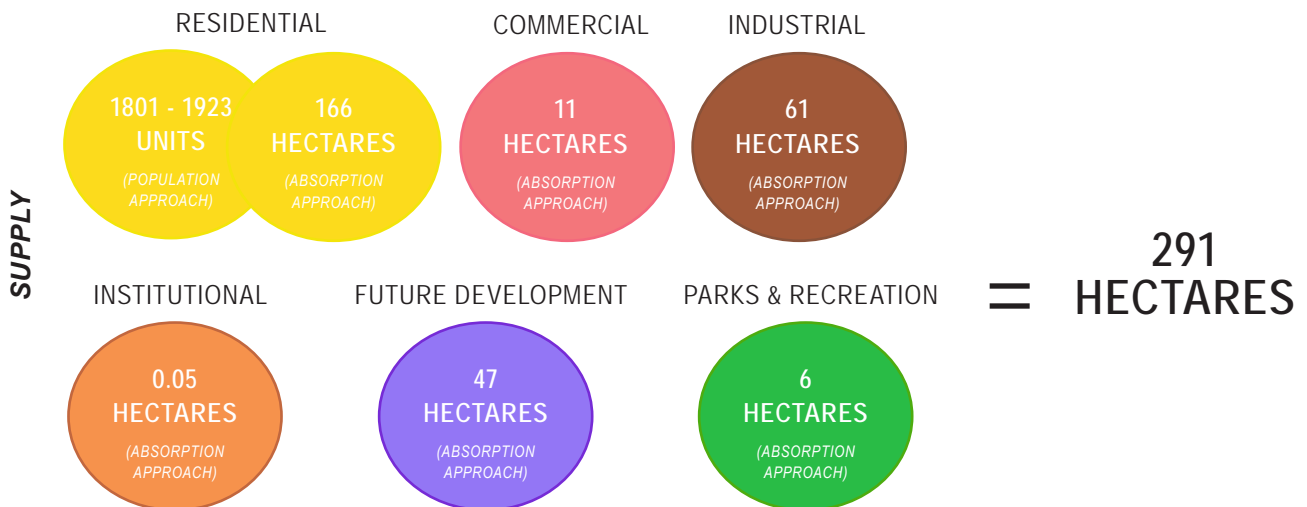
9.1 How Much Land Do We Need?

The Municipality of North Perth requires the following to accommodate growth over the next 20 year planning horizon (Section 4.5):



9.2 How Much Land Do We Have Available and For What Type of Development?

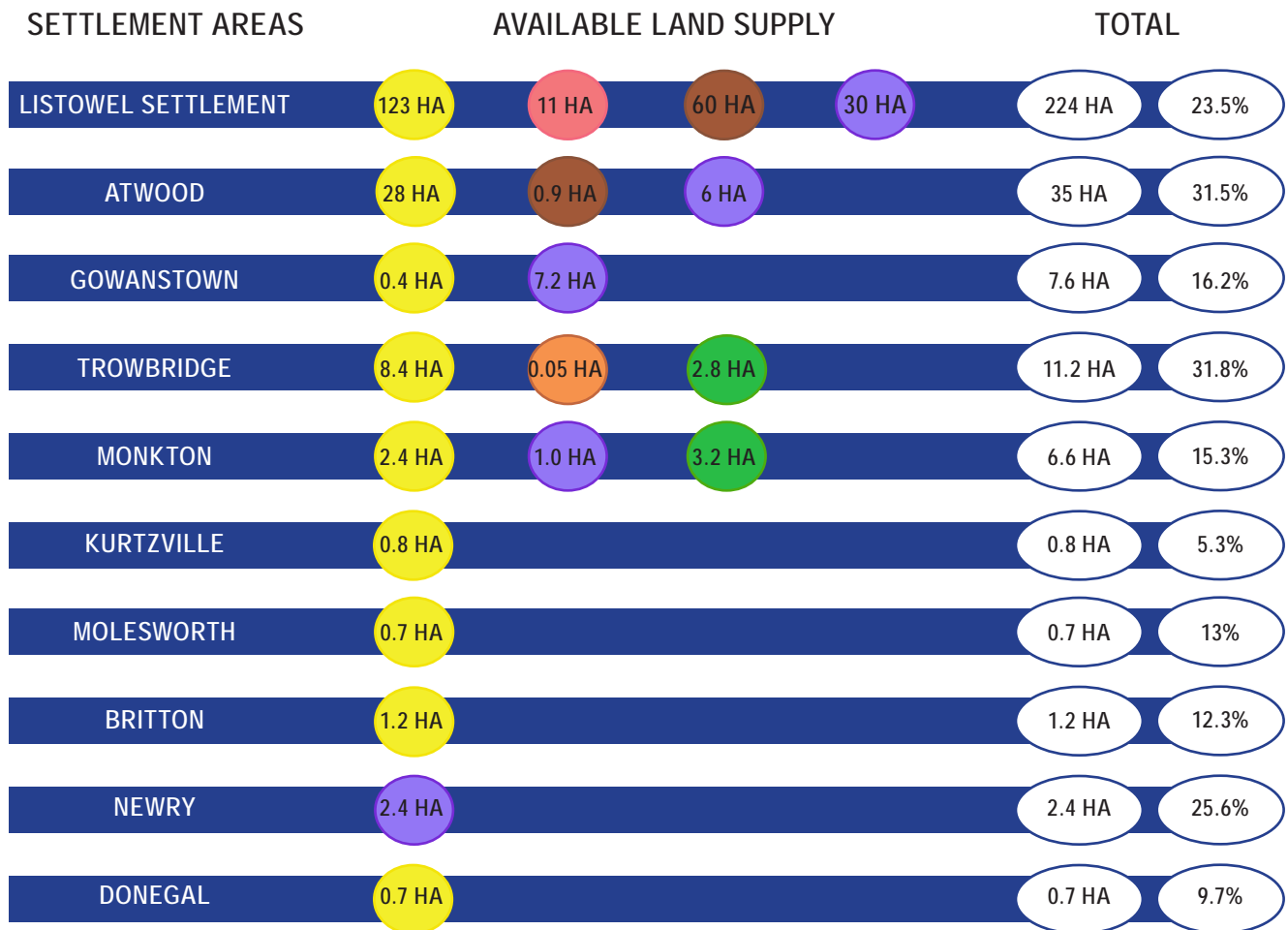
Following the implementation of the recommendations (as outlined in Section 8.0), the following land is available for development within the settlement areas of North Perth to accommodate growth over the next 20 year planning horizon (Section 5.3):



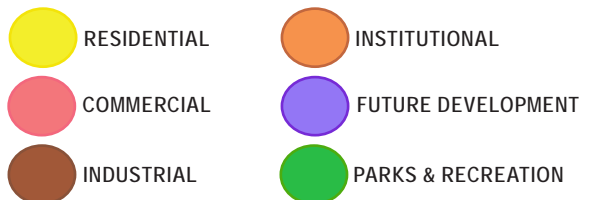
All land currently zoned Agriculture (A) within existing settlements is recommended to be rezoned to a non-agricultural use removing agricultural uses from within the limits of the settlement area boundaries.

9.3 Where Is This Available Land Supply Located?

Based on the recommendations outlined in this report, the following provides a summary of the land supply available by settlement area. This breakdown identifies land by type (i.e., zoning category) and area, and shows a percentage of available land supply against the total area of the overall settlement (based on the recommended boundary changes).



KEY



Based on the recommendations outlined in Section 8.0, Table 14 provides a summary of the land supply available as an average to the total settlement area (as per the recommended boundary changes), based on settlement area type. This shows that approximately 28 percent of serviced settlement areas are available for development, 21 percent of Villages are available for development and 13 percent of Hamlets are available for development. Overall, the total average land supply available per settlement is approximately 18 percent of the total area.

TABLE 14		
LAND SUPPLY SUMMARY AS % OF TOTAL		
(NPMGP: N/A)		
SETTLEMENT	DEVELOPABLE AREA (AS A % OF TOTAL)	AVERAGE BY SETTLEMENT TYPE
LISTOWEL	23.5%	27.5%
ATWOOD	31.5%	
GOWANSTOWN	16.2%	21.1%
TROWBRIDGE	31.8%	
MONKTON	15.3%	13.2%
KURTZVILLE	5.3%	
MOLESWORTH	13.0%	
BRITTON	12.3%	
NEWRY	25.6%	
DONEGAL	9.7%	
TOTAL AVERAGE	18.4%	

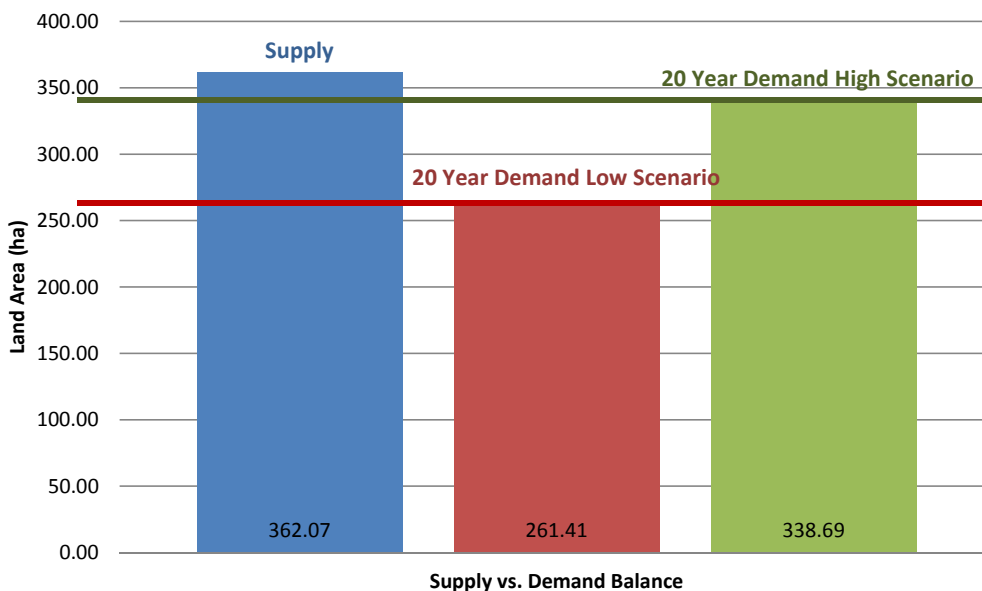
9.4 How Did We Get Here? What Does It All Mean?

A Look at the Land Supply and Land Demand Balance Throughout the Process

The three charts below show the total land supply against the 20 year land demand (both high and low scenarios). What this shows is whether too much land supply exists to accommodate growth over the next twenty year planning horizon, not enough land exists, or just enough land exists. These charts also show the progression between existing conditions, conditions if the recommendations of the NPMGP were implemented, and if the recommendations of the NPMGP Update were implemented.

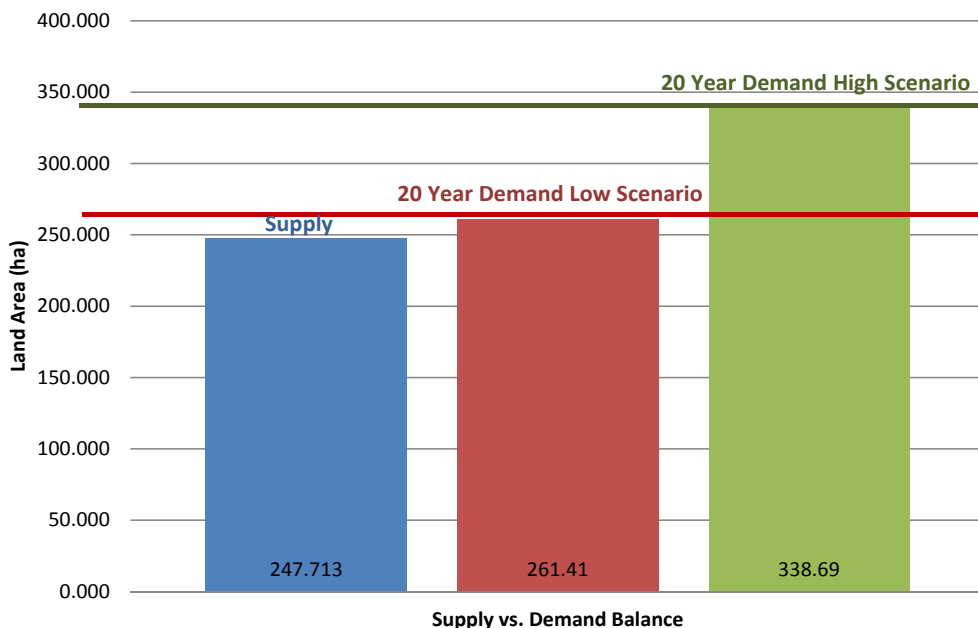
It is important to note that the land demand shown in all instances below includes only residential, commercial and industrial demand (in both high and low scenarios). The land supply shown includes all lands (i.e., residential, commercial, industrial, institutional, future development, and parks and recreation).

LAND SUPPLY: EXISTING CONDITIONS OF THE NPMGP (JULY 2010)



The total land supply throughout North Perth against the land demand (high and low scenarios), as confirmed through the NPMGP (July 2010).

LAND SUPPLY: FOLLOWING RECOMMENDED BOUNDARY CHANGES IN THE NPMGP (JULY 2010)



The total land supply throughout the Municipality of North Perth against the land demand (high and low scenarios), following the implementation of the recommended boundary changes in the NPMGP (July 2010). It is important to note the recommendations of the NPMGP were based on a high level evaluation of the land supply.

LAND SUPPLY: FOLLOWING RECOMMENDED BOUNDARY CHANGES IN THE NPMGP UPDATE (2013)

North Perth’s total land supply against the anticipated land demand (high and low scenarios), following the implementation of the recommended boundary changes as outlined in this NPMGP Update (Chart 4, page 18).



The purpose of this Update was to confirm the recommendations of the NPMGP by actually “ground proofing” these recommendations through a comprehensive public consultation process and by further evaluating those properties and land owners impacted by the recommended changes, on a site by site basis.

10.0 Implementation of Recommendations

The recommendations as outlined in Schedule 8.0 are recommended to be implemented by way of the following strategies:

1. That the recommended changes as shown in Figure 1 to 10 in Section 8.0 of this report be implemented through updates to the land use schedules within the County of Perth Official Plan, by way of an amendment to the County of Perth Official Plan.
2. That a proposed change in zoning be implemented to lands currently zoned Agriculture (A) within the proposed settlement boundaries to an appropriate zoning category, through an amendment to the

Municipality of North Perth Zoning By-Law. This would apply in the following settlement areas:

- Atwood (A to FD)
- Kurtzville (A to HVR)
- Molesworth (A to HVR)

This is identified in further detail in Figures 2 (Atwood), 6 (Kurtzville) and 7 (Molesworth).

3. That all future land use planning decisions throughout the Municipality take into consideration the findings and recommendations of this Report, and that this information continue to assist Council in the decision making process.



MUNICIPALITY OF
North Perth

Appendix A

Notice of Public Information Centre

MUNICIPALITY OF NORTH PERTH

Notice of Public Information Centre

OPPORTUNITY TO PROVIDE COMMENTS ON THE

Recommended Boundary Changes (North Perth Master Growth Plan)

The Municipality of North Perth is currently undergoing the implementation of the recommendations of the *North Perth Master Growth Plan* (prepared by IBI Group, July 2010), particularly changes to the boundaries of its settlement areas. This will include an application to the County of Perth Official Plan to modify existing settlement area boundaries. As such, three Public Information Centres have been scheduled; one in each of the Elma Ward, Wallace Ward, and Listowel Ward.

ELMA WARD

**Wednesday, November 14, 2012
4:30 p.m. to 8:00 p.m.**

**Elma Memorial Community
Centre (EMCC)**

251 Main Street, Atwood, ON

Focus of Review*: Atwood,
Trowbridge, Atwood, Monkton,
Britton, Newry & Donegal

WALLACE WARD

**Wednesday, November 21, 2012
4:30 p.m. to 8:00 p.m.**

Wallace Community Centre

6670 Perth Line 88,
Kurtzville, ON

Focus of Review*: Gowanstown,
Kurtzville & Molesworth

LISTOWEL WARD

**Wednesday, November 28, 2012
2:00 p.m. to 8:00 p.m.**

North Perth Municipal Office

330 Wallace Avenue North,
Listowel, ON

Focus of Review*: Listowel &
Urban Fringe Areas

** Please note that information pertaining to all settlement boundary changes will be available at each Public Information Centre*

The purpose of the Public Information Centres is to present information to and receive feedback from the public on **(1)** an update of the available Land Supply to current conditions; **(2)** an update of the Land Demand to current conditions; and **(3)** the Settlement Area Boundary Changes to be implemented.

Any person or organization wishing to provide comments or obtain further information on the above matter may attend any of the Public Information Centres, review the Municipal website (www.northperth.ca), or contact one of the following individuals:

Patricia Berfelz, CMO

Clerk

Municipality of North Perth
330 Wallace Avenue North
Listowel, ON, N4W 1L3

T: (519) 292-2062

E: pberfelz@northperth.ca

Natalie Hardacre, BES, MCIP, RPP

Associate, Planner

IBI Group
379 Queen Street South
Kitchener, ON, N2G 1W6

T: (519) 745-9455 x: 1105

E: natalie.hardacre@ibigroup.com



MUNICIPALITY OF
North Perth

Appendix B

Public Information Centre Boards



MUNICIPALITY OF
North Perth

NORTH PERTH MASTER GROWTH PLAN UPDATE



PUBLIC INFORMATION CENTRE

November 2012





What is the Purpose of this Open House?

PROJECT BACKGROUND

The *North Perth Master Growth Plan* was completed July 8th 2010, which reviewed current land supply within existing settlement areas to confirm if sufficient land exists to meet anticipated growth demands. The Provincial Policy Statement requires that all municipalities plan "up to a 20 year planning horizon".

The *NPMGP* concluded that an oversupply of land exists throughout the Municipality of North Perth and that this supply may not:

- be located in areas that are ideal for future development patterns
- promote smart growth
- encourage the creation of complete communities.

As a result, Boundary Changes were recommended for North Perth settlement Areas.

Through the preparation of the *NPMGP*, three Public Information Centres were held:

December 1, 2009; March 10, 2010 & June 22, 2010.



The *NPMGP Implementation Strategy* was completed February 24th 2012, which reviewed the various measures necessary to implement the 9 recommendations of the *NPMGP* and the Recommended Boundary Changes for settlement areas in North Perth.

PURPOSE OF TODAY

The Municipality of North Perth is moving forward with the implementation of the Recommended Boundary Changes as per the *NPMGP*. This will allow an opportunity to redistribute growth to areas better suited to support growth and development patterns.

The purpose of this Open House is to present information to and receive feedback from the public on the following items:

- Update of the Land Supply to current conditions
- Update of the Land Demand from 2008 numbers to 2011
- Settlement Area Boundaries to be Implemented

For more information please visit the Municipality's website at www.northperth.ca



Existing Conditions

POPULATION GROWTH COMPARISON

Comparison of historical population growth of Perth County to surrounding Counties. The population growth of Perth County is stronger than that of Huron County, but slower than that of Wellington County. In the past 5 years, North Perth's growth has remained relatively stable compared to that of surrounding Counties.

SURROUNDING COUNTY POPULATION GROWTH COMPARISON

County	2006 Population	Percentage of Total	2011 Population	Percentage of Total	Annual Average Growth Rate (2001 to 2006) ¹	Annual Average Growth Rate (2006 to 2011)
Perth County	74,344	22.25%	75,112	21.93%	0.18%	0.21%
Wellington County	200,425	59.99%	208,360	60.82%	1.31%	0.79%
Huron County	59,325	17.76%	59,100	17.25%	-0.13%	-0.08%
TOTAL	334,094	100%	342,572	100%	0.80%	0.92%

Source: IBI Group based on Statistics Canada
1: Taken from Table 4 of NPMGP

Comparison of growth within Perth County shows the majority of population is concentrated in North Perth and Perth East, as well as Stratford & St. Mary's. North Perth shows a significant increase in annual average growth rate in last 5 years.

PERTH COUNTY POPULATION GROWTH COMPARISON

Municipality	2006 Population	Percentage of County Total	2011 Population	Percentage of County Total	Annual Average Growth Rate (2001 to 2006) ²	Annual Average Growth Rate (2006 to 2011)
North Perth	12,254	16.48%	12,631	16.82%	0.43%	0.62%
Perth East	11,986	16.12%	12,028	16.01%	0.36%	0.07%
Perth South	4,132	5.56%	3,993	5.32%	-0.07%	-0.67%
West Perth	8,839	11.89%	8,919	11.87%	0.53%	0.18%
Total without Stratford & St. Mary's	37,211		37,571			
Stratford and St. Mary's	37,133	49.95%	37,541	49.98%	-0.03%	0.22%
TOTAL	74,344	100%	75,112	100%	0.18%	0.41%

Source: IBI Group based on Statistics Canada
2: Taken from Table 5 of NPMGP

County estimated population projections to the year 2026 showed the predicted Low and High Scenario for North Perth in the 2011 census year. When compared to the actual 2011 population as shown above, the population of North Perth is as predicted.

NORTH PERTH POPULATION GROWTH PROJECTION (as % of County)

Low Scenario	2001	2006	2011	2016	2021	2026
Perth County	37,706	38,429	39,189	39,989	40,830	41,715
North Perth	12,055	12,322	12,598	12,884	13,181	13,489
North Perth as % of County	31.97%	32.06%	32.15%	32.22%	32.28%	32.34%
High Scenario	2001	2006	2011	2016	2021	2026
Perth County	37,706	39,071	40,419	41,922	43,536	45,270
North Perth	12,055	12,545	13,066	13,620	14,209	14,835
North Perth as % of County	31.97%	32.11%	32.33%	32.49%	32.64%	32.77%

Source: IBI Group based on County of Perth (excludes Stratford & St. Marys)
Taken from Table 6 of NPMGP



Existing Conditions in North Perth

BUILDING PERMITS - RESIDENTIAL

NORTH PERTH DWELLINGS CREATED - RESIDENTIAL (1992 - 2011)

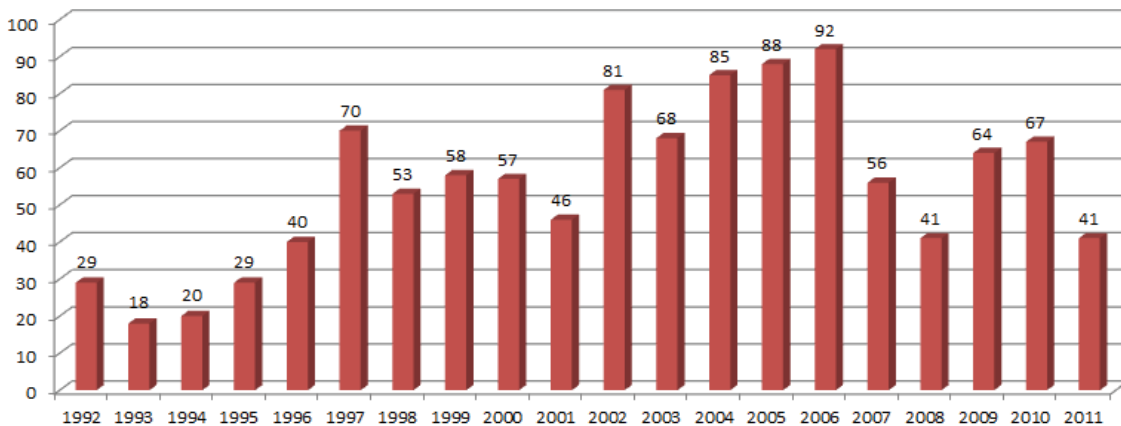
Year	Total Annual Number of Dwellings Created	5 Year Annual Average
1992	29	27
1993	18	
1994	20	
1995	29	
1996	40	
1997	70	57
1998	53	
1999	58	
2000	57	
2001	46	
2002	81	83
2003	68	
2004	85	
2005	88	
2006	92	
2007	56	54
2008	41	
2009	64	
2010	67	
2011	41	
Annual Average 1992-2011	56	

The analysis of historical residential growth is examined through the total annual number of dwellings created. The Table to the left lists the annual number of dwellings created in North Perth from 1992 to 2011 as well as a 5 year annual average.



The Chart below shows the annual number of dwellings created in North Perth, showing housing demand has followed a cyclical pattern in approximately 8 year cycles.

ESTIMATED ANNUAL LAND AREA FOR INDUSTRIAL CONSTRUCTION (ha)





Existing Conditions in North Perth

BUILDING PERMITS - COMMERCIAL

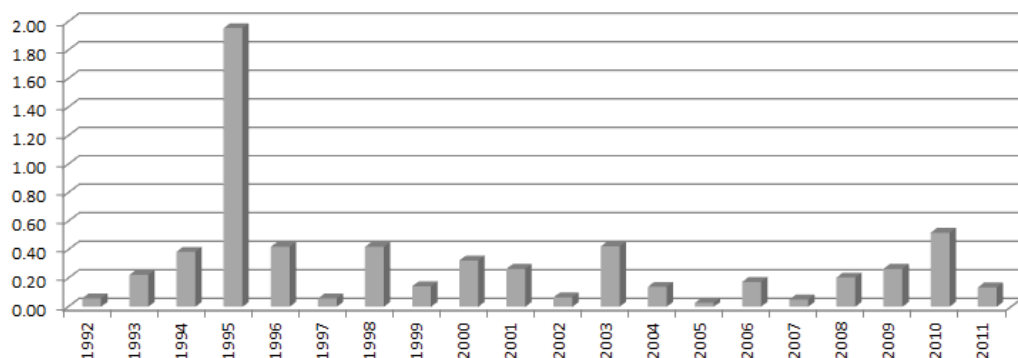
The following Table summarizes the value of building permits dedicated to commercial uses in NP from 1992 to 2011. Values have been converted to 2011 dollars, and an estimate of GFA and land requirements has been derived based on an assumed labour cost of 40%, construction cost of \$139 per sq. ft. and a coverage ratio of 0.25.

NORTH PERTH BUILDING PERMITS - COMMERCIAL (1992 - 2011)

Year	Total Annual Value of New Construction	Total Annual Value of New Construction (net 40% labour)	Total Annual Value of New Construction (2011 \$'s)	Estimated GFA (Sq. ft.)	Estimated Land Area (Sq. ft.)	Estimated Land Area (Hectares)	Estimated Land Area 5 Year Average (Hectares)
1992	\$200,000	\$120,000	\$223,423	1,607	6,429	0.06	0.61
1993	\$752,000	\$451,200	\$834,770	6,006	24,022	0.22	
1994	\$1,327,500	\$796,500	\$1,443,995	10,388	41,554	0.39	
1995	\$6,932,500	\$4,159,500	\$7,312,488	52,608	210,431	1.95	
1996	\$1,520,400	\$912,240	\$1,575,858	11,337	45,348	0.42	
1997	\$216,400	\$129,840	\$219,507	1,579	6,317	0.06	0.24
1998	\$1,593,000	\$955,800	\$1,574,117	11,325	45,298	0.42	
1999	\$551,000	\$330,600	\$537,971	3,870	15,481	0.14	
2000	\$1,313,800	\$788,280	\$1,214,954	8,741	34,963	0.32	
2001	\$1,113,800	\$668,280	\$997,740	7,178	28,712	0.27	
2002	\$284,475	\$170,685	\$250,182	1,800	7,199	0.07	0.17
2003	\$1,855,800	\$1,113,480	\$1,584,162	11,397	45,587	0.42	
2004	\$655,850	\$393,510	\$525,786	3,783	15,131	0.14	
2005	\$136,100	\$81,660	\$103,273	743	2,972	0.03	
2006	\$925,100	\$555,060	\$651,384	4,686	18,745	0.17	
2007	\$295,000	\$177,000	\$189,613	1,364	5,456	0.05	0.24
2008	\$1,318,300	\$790,980	\$768,564	5,529	22,117	0.21	
2009	\$1,614,000	\$968,400	\$999,424	7,190	28,760	0.27	
2010	\$3,128,000	\$1,876,800	\$1,944,800	13,991	55,965	0.52	
2011	\$847,782	\$508,669	\$508,669	3,659	14,638	0.14	
Average 1992-2011	\$1,329,040	\$797,424	\$1,173,034	8,439	33,756	0.31	

ESTIMATED ANNUAL LAND AREA FOR COMMERCIAL CONSTRUCTION (ha)

The Chart to the right shows the estimated land area required for commercial construction from 1992 to 2011.





Existing Conditions in North Perth

BUILDING PERMITS - INDUSTRIAL

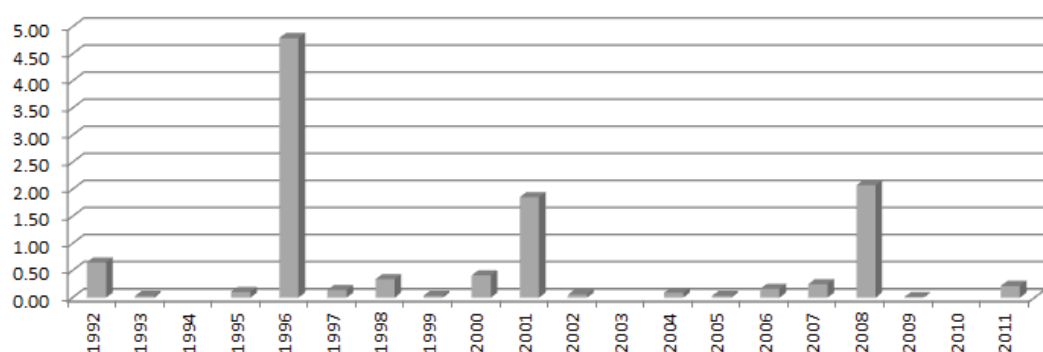
The following Table summarizes the value of building permits dedicated to industrial uses in NP from 1992 to 2011. Values have been converted to 2011 dollars, and an estimate of GFA and land requirements has been derived based on an assumed labour cost of 40%, construction cost of \$66.50 per sq. ft. and a coverage ratio of 0.3.

NORTH PERTH BUILDING PERMITS - INDUSTRIAL (1992 - 2011)

Year	Total Annual Value of New Construction	Total Annual Value of New Construction (net 40% labour)	Total Annual Value of New Construction (2011 \$'s)	Estimated GFA (Sq. ft.)	Estimated Land Area (Sq. ft)	Estimated Land Area (Hectares)	Estimated Land Area (Hectares) (Where information available)
1992	\$1,251,000	\$750,600	\$1,397,513	21,015	70,051	0.65	1.40
1993	\$60,000	\$36,000	\$66,604	1,002	3,339	0.03	
1994							
1995	\$220,000	\$132,000	\$232,059	3,490	11,632	0.11	
1996	\$9,926,403	\$5,955,842	\$10,288,480	154,714	515,713	4.79	0.56
1997	\$300,000	\$180,000	\$304,308	4,576	15,254	0.14	
1998	\$736,000	\$441,600	\$727,276	10,936	36,455	0.34	
1999	\$82,000	\$49,200	\$80,061	1,204	4,013	0.04	
2000	\$956,500	\$573,900	\$884,536	13,301	44,338	0.41	0.09
2001	\$4,445,000	\$2,667,000	\$3,981,824	59,877	199,590	1.85	
2002	\$133,000	\$79,800	\$116,967	1,759	5,863	0.05	
2003							
2004	\$240,000	\$144,000	\$192,405	2,893	9,644	0.09	0.64
2005	\$100,000	\$60,000	\$75,880	1,141	3,804	0.04	
2006	\$500,000	\$300,000	\$352,062	5,294	17,647	0.16	
2007	\$835,000	\$501,000	\$536,701	8,071	26,902	0.25	
2008	\$7,641,000	\$4,584,600	\$4,454,675	66,988	223,292	2.07	0.64
2009	\$45,000	\$27,000	\$27,865	419	1,397	0.01	
2010							
2011	\$775,000	\$465,000	\$465,000	6,992	23,308	0.22	
Average 1992-2011	\$1,661,524	\$996,914	\$1,422,601	21,392	71,308	0.66	

ESTIMATED ANNUAL LAND AREA FOR INDUSTRIAL CONSTRUCTION (ha)

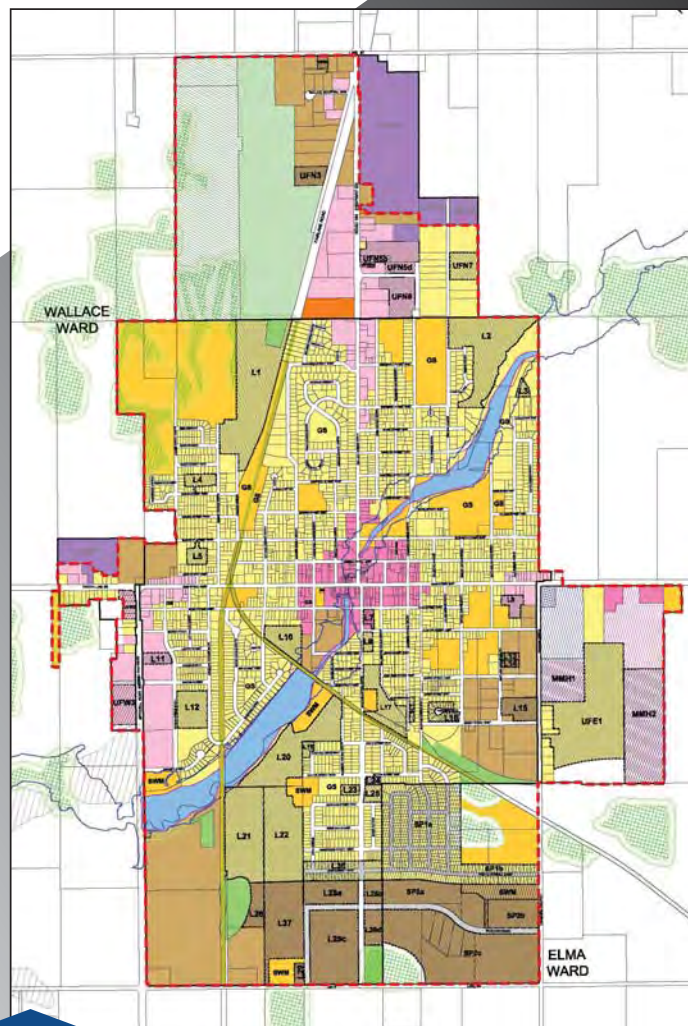
The Chart to the right shows the estimated land area required for industrial construction from 1992 to 2011.





Updated Land Supply - Serviced Urban Area

LISTOWEL



ABOVE: The Listowel Settlement Area as recommended through the NPMGP.

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Updated Land Supply - Serviced Urban Area

LISTOWEL



ABOVE: Aerial photo of the Listowel Settlement Area.

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North Perth





Updated Land Supply - Serviced Urban Area

LISTOWEL

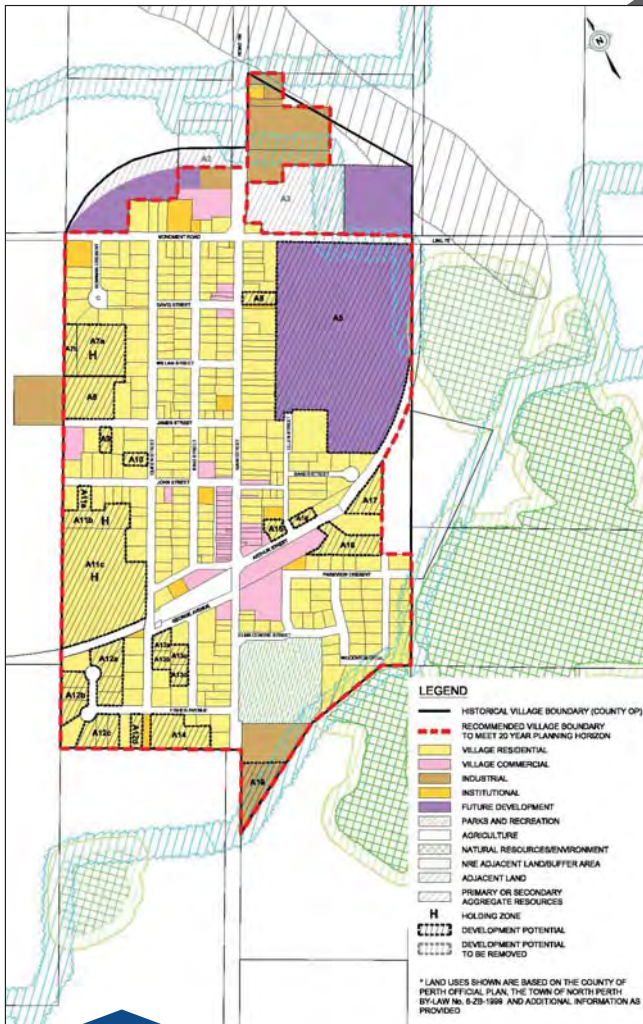


ABOVE: Updated to current conditions, the Listowel Settlement Boundary to be implemented.



Updated Land Supply - Serviced Urban Area

ATWOOD



ABOVE: The Village of Atwood Settlement Area as recommended through the NPMGP.

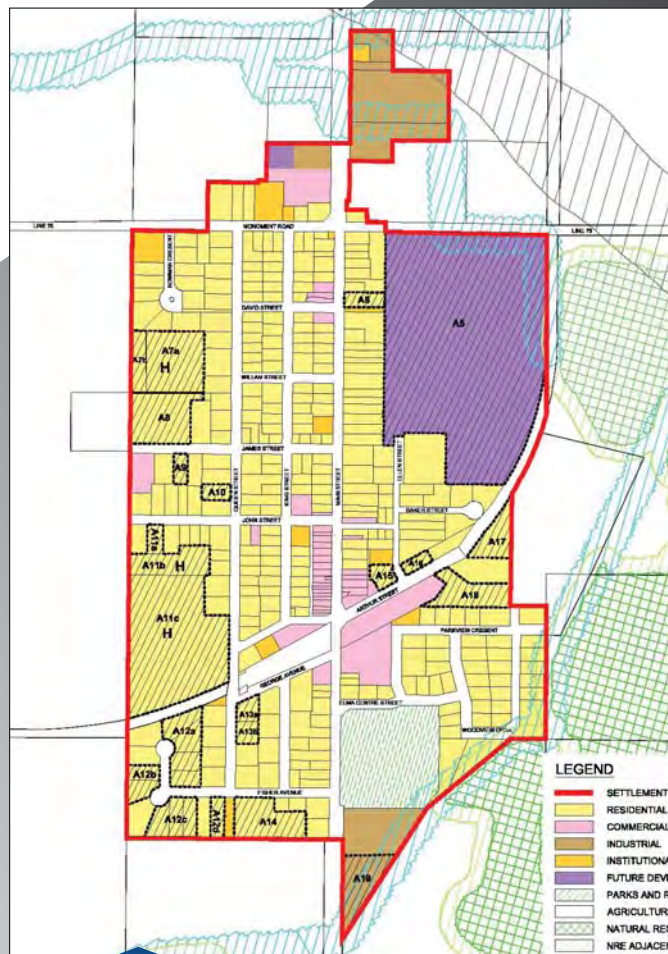


ABOVE: Aerial photo of the Village of Atwood.



Updated Land Supply - Serviced Urban Area

ATWOOD

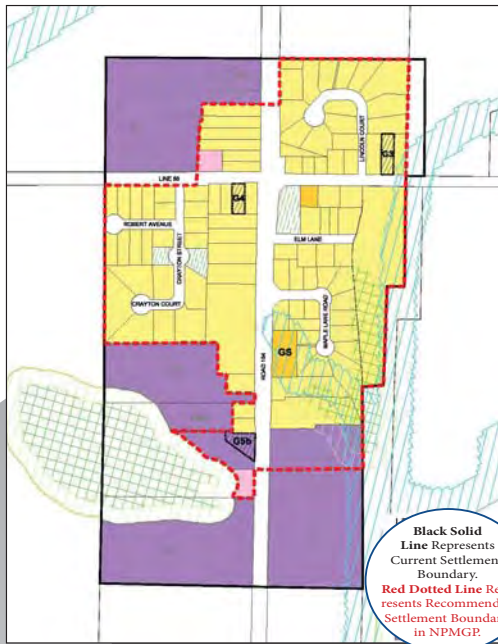


ABOVE: Updated to current conditions, the Atwood Settlement Boundary to be implemented.

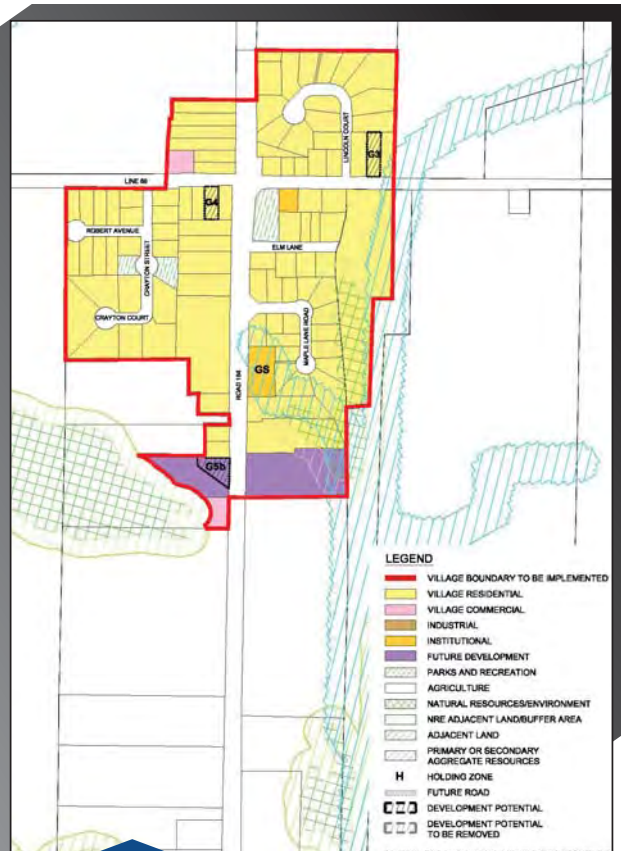


Updated Land Supply - Villages

GOWANSTOWN



Black Solid Line Represents Current Settlement Boundary.
Red Dotted Line Represents Recommended Settlement Boundary in NPMGP.



ABOVE: Updated to current conditions, the Village of Gowanstown Settlement Boundary to be implemented.

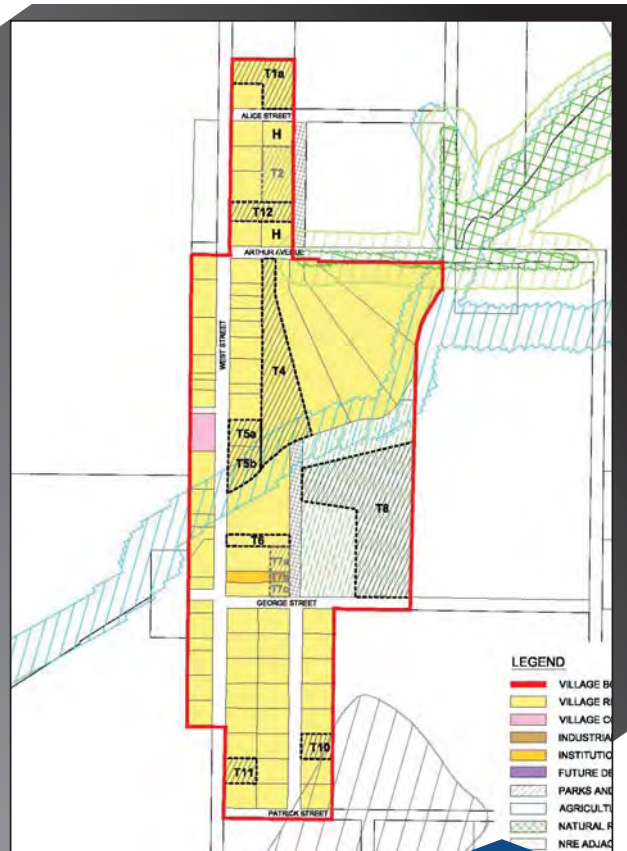
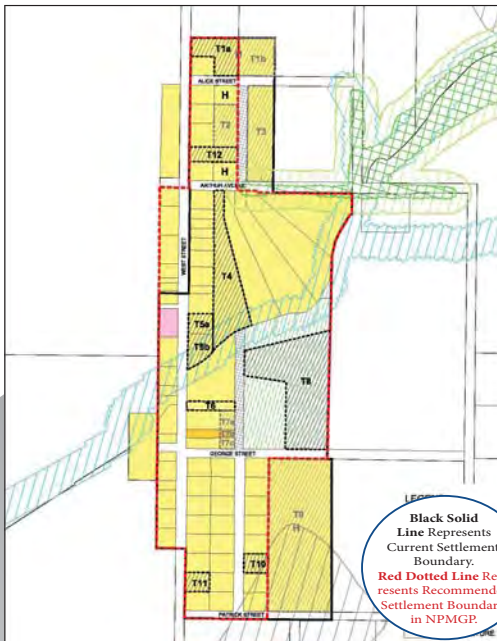
ABOVE LEFT: The Village of Gowanstown Settlement Boundary as recommended through the NPMGP.

LEFT: Aerial photo of the Village of Gowanstown.



Updated Land Supply - Villages

TROWBRIDGE



ABOVE: Updated to current conditions, the Village of Trowbridge Settlement Boundary to be implemented.

ABOVE LEFT: The Village of Trowbridge Settlement Boundary as recommended through the NPMGP.

LEFT: Aerial photo of the Village of Trowbridge.

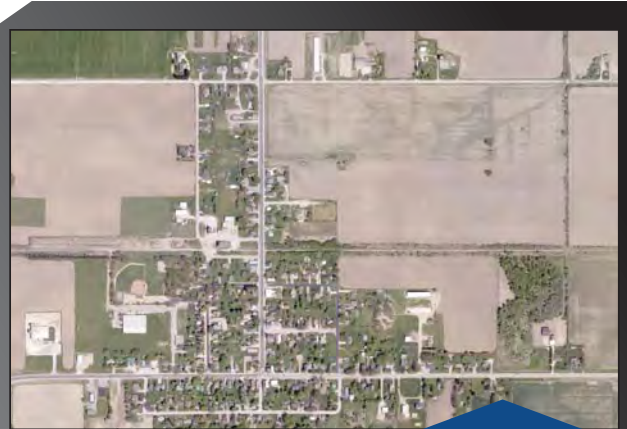


Updated Land Supply - Villages

MONKTON



ABOVE: The Village of Monkton Settlement Area as recommended through the NPMGP.



ABOVE: Aerial photo of the Village of Monkton

BELOW: Updated to current conditions, the Village of Monkton Settlement Boundary to be implemented.



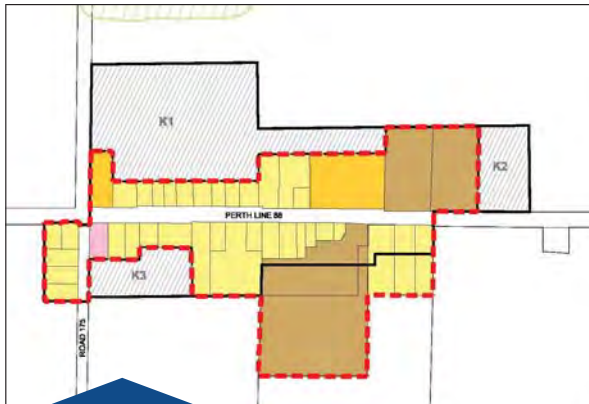
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Updated Land Supply - Hamlets

KURTZVILLE



ABOVE: The Hamlet of Kurtzville Settlement Area as recommended through the NPMGP.



ABOVE: Aerial photo of current settlement.

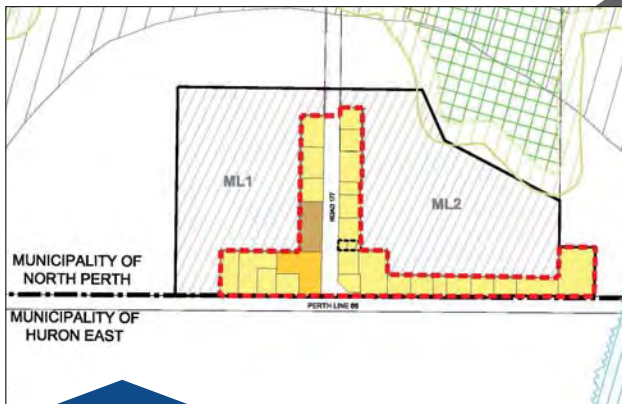
BELOW: Updated to current conditions, the Hamlet of Kurtzville Settlement Boundary to be implemented.





Updated Land Supply - Hamlets

MOLESWORTH



ABOVE: The Hamlet of Molesworth Settlement Area as recommended through the NPMGP.



ABOVE: Aerial photo of current settlement.

BELOW: Updated to current conditions, the Hamlet of Molesworth Settlement Boundary to be implemented.





Updated Land Supply - Hamlets

BRITTON

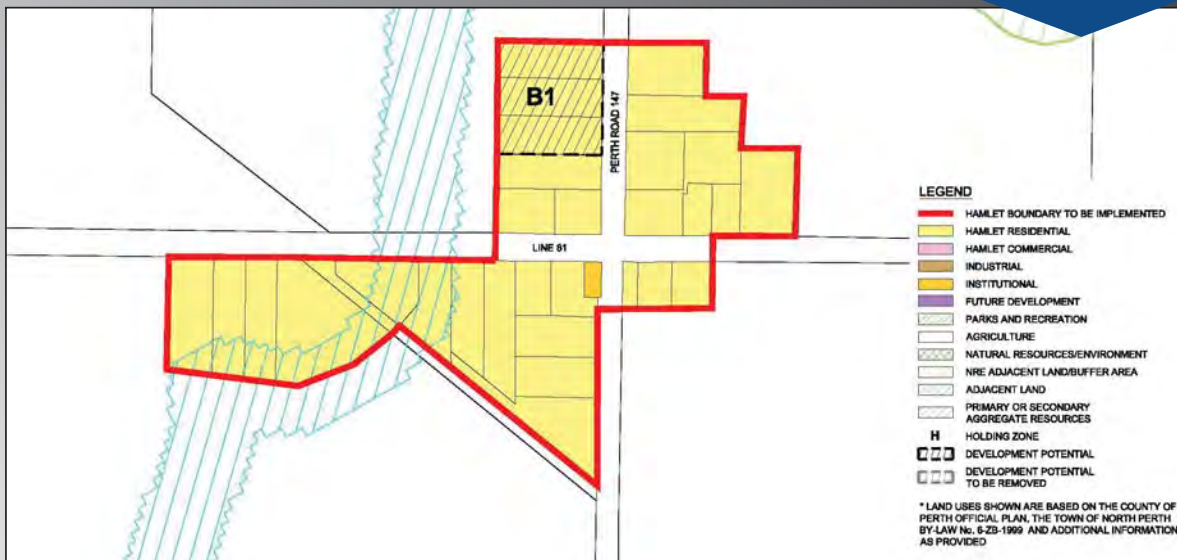


ABOVE: The Hamlet of Britton Settlement Area as recommended through the NPMGP.



ABOVE: Aerial photo of current settlement.

BELOW: Updated to current conditions, the Hamlet of Britton Settlement Boundary to be implemented.





Updated Land Supply - Hamlets

NEWRY

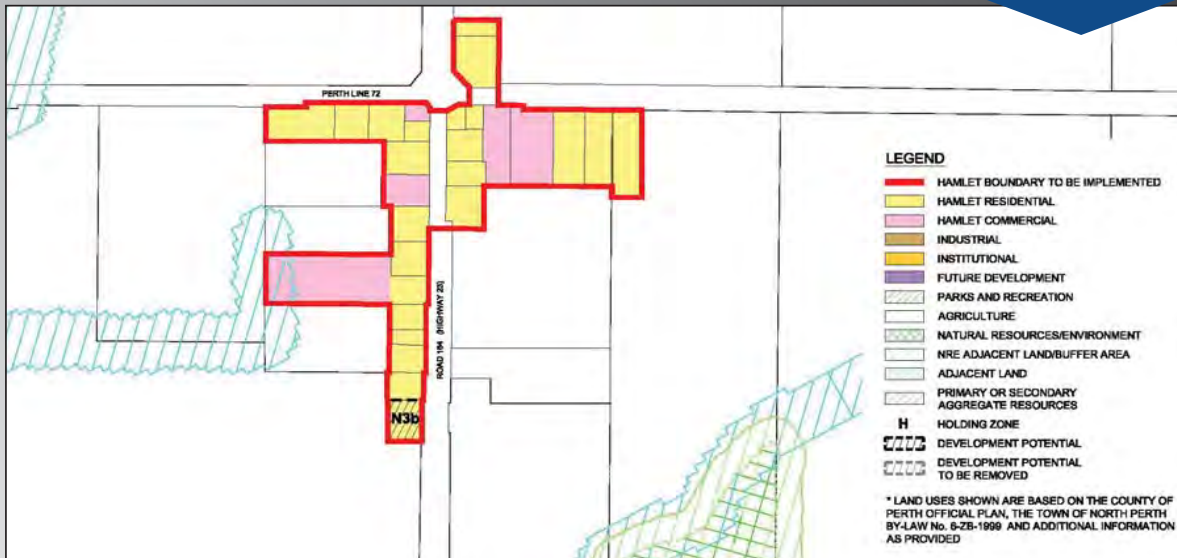


ABOVE: The Hamlet of Newry Settlement Area as recommended through the NPMGP.



ABOVE: Aerial photo of current settlement.

BELOW: Updated to current conditions, the Hamlet of Newry Settlement Boundary to be implemented.



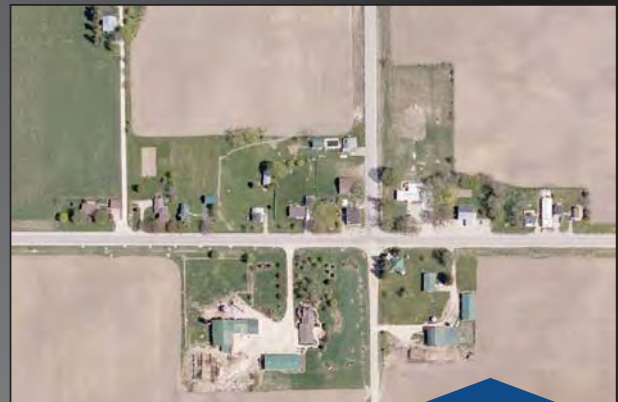


Updated Land Supply - Hamlets

DONEGAL

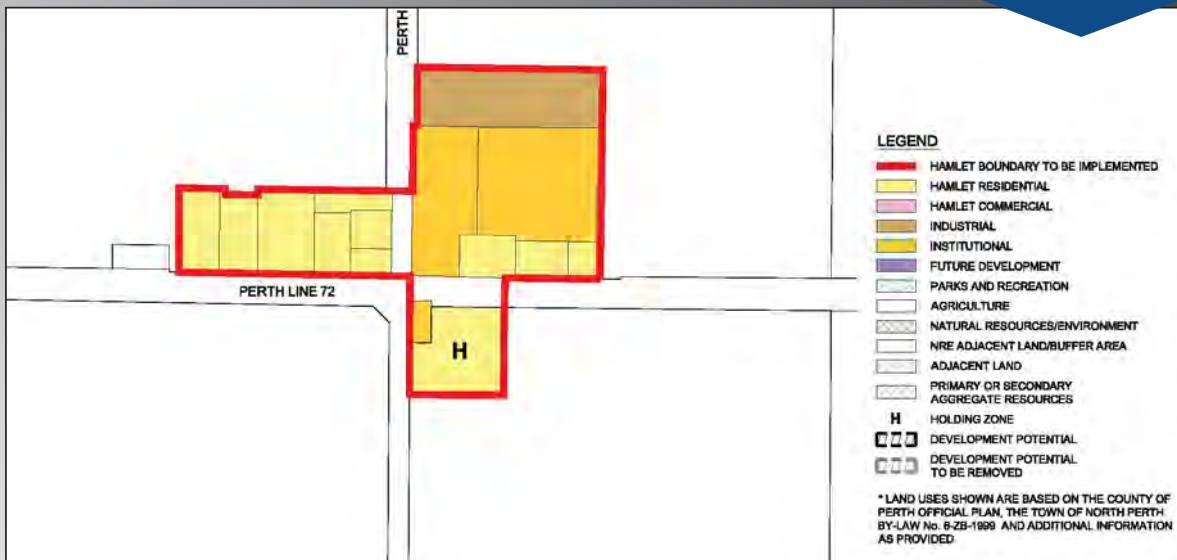


ABOVE: The Hamlet of Donegal Settlement Area as recommended through the NPMGP.



ABOVE: Aerial photo of current settlement.

BELOW: Updated to current conditions, the Hamlet of Donegal Settlement Boundary to be implemented.





Following Recommended Boundary Changes

UPDATED LAND SUPPLY SUMMARY

The Table below summarizes the total vacant land supply following the recommended boundary changes within the Municipality of North Perth, updated since the completion of the North Perth Master Growth Plan in 2010.

TOTAL LAND SUPPLY FOLLOWING RECOMMENDED BOUNDARY CHANGES

		Residential		Commercial (ha)	Industrial (ha)	Other Vacant Lands Included Within Settlement Areas			Total (ha)
		Area (ha)	Dwellings			Institutional (ha)	Future Development (ha)	Agricultural or P&R (ha)	
Town									
1	Listowel	67.710	942 - 956	2.801	28.547	0	0	0	99.058
2	SP Area	19.508	321 - 347	0	29.473	0	0	0	48.981
	Total	87.218	1263 - 1303	2.801	58.020	0	0	0	148.039
Village									
3	Gowanstown	0.351	2	0	0	0	0.212	0	0.563
4	Trowbridge	3.477	8 - 9	0	0	0	0	2.748	6.225
5	Atwood	28.352	124	0	0.863	0	0	0	29.215
6	Monkton	2.357	14 - 20	0	0	0	0	3.220	5.577
	Total	34.537	148 - 155	0	0.863	0	0.212	5.968	41.580
Hamlet									
7	Kurtzville	0	0	0	0	0	0	0	0.000
8	Molesworth	0.042	1	0	0	0	0	0	0.042
9	Britton	0.890	3	0	0	0	0	0	0.890
10	Newry	0.209	1	0	0	0	0	0	0.209
11	Donegal	0	0	0	0	0	0	0	0.000
	Total	1.141	5	0	0	0	0	0	1.141
Urban Fringe									
12	UF North	1.992	4	5.948	1.856	0	0	0	9.796
13	UF East	33.923	397 - 443	0	0	0	0	0	33.923
14	UF West	0	0	2.467	0	0	0	0	2.467
	Total	35.915	401-447	8.415	1.856	0	0	0	46.186
Infilling									
15	IA	0	0	0	0	0	0	0	0
15	IB	0	0	0	0	0	0	0	0
15	IC	0	0	0	0	0	0	0	0
15	ID	0	0	0	0	0	0	0	0
16	IE	0	0	0	0	0	0	0	0
16	IF	0	0	0	0	0	0	0	0
16	IG	0	0	0	0	0	0	0	0
16	IH	0	0	0	0	0	0	0	0
	Total	0.000	0	0	0	0	0	0	0.000
TOTAL		158.811	1817 - 1910	11.216	60.739	0.000	0.212	5.968	236.946

Results of 2010 NPMGP > 165.010 1830-1923 13.375 63.148 0.0 0.212 5.968 247.713

Comparison: Change in #s > ↓6.2 ↓13 ↓2.2 ↓2.4 0.0 0.0 0.0 ↓10.8

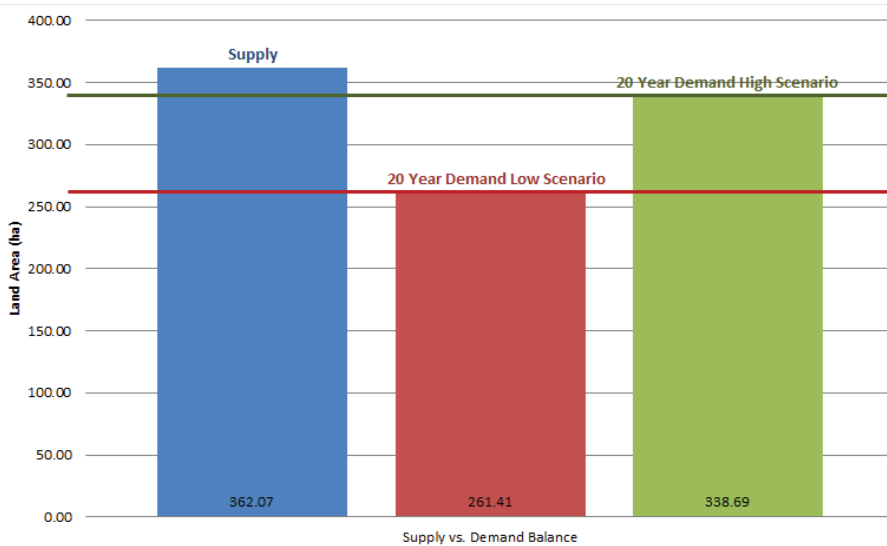
When comparing the numbers of the 2010 NPMGP with the current updated numbers, it shows the supply of residential land, residential units, commercial land and industrial land have reduced slightly.



Following Recommended Boundary Changes

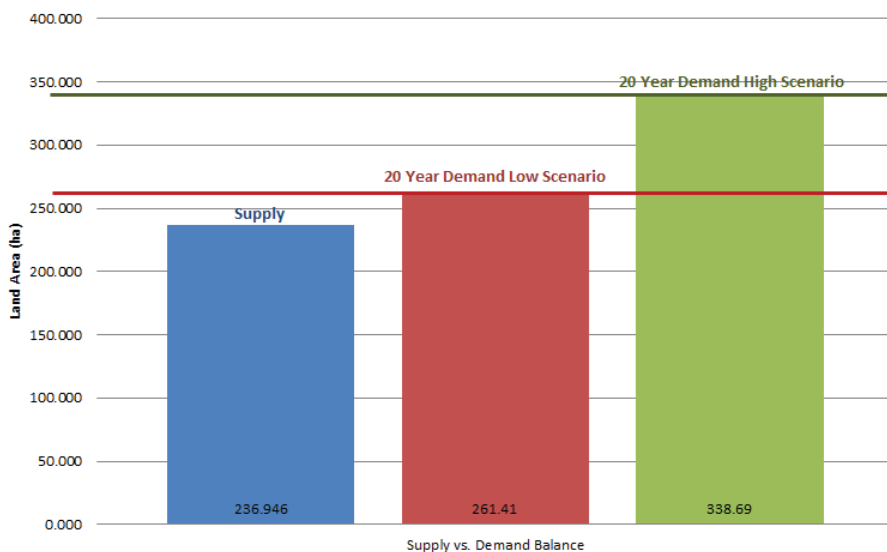
UPDATED LAND SUPPLY SUMMARY

TOTAL LAND SUPPLY - EXISTING CONDITIONS



Based on an analysis of existing conditions, the total Land Supply available to accommodate growth over the next 20 year planning horizon is shown in **blue** in the Graph to the left. The total Land Supply compared to the anticipated demand (both low (**red**) and high (**green**) scenarios) demonstrates an over supply of land within the Municipality of North Perth.

TOTAL LAND SUPPLY - FOLLOWING RECOMMENDED BOUNDARY CHANGES



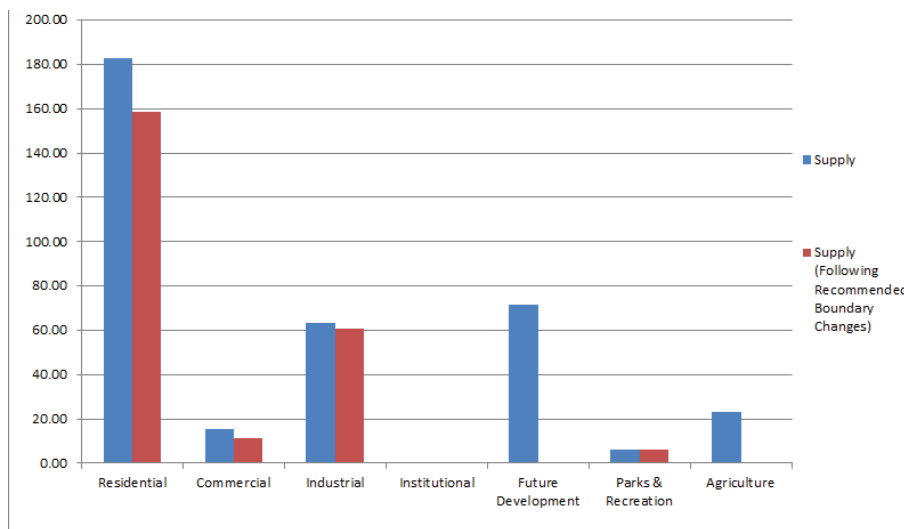
Following the implementation of changes to settlement boundaries, the available land supply (shown as **blue** in the Graph to the left) to accommodate a 20 year growth is below the anticipated demand, low scenario. This provides an opportunity for smart growth in the future development and growth of North Perth.



Following Recommended Boundary Changes

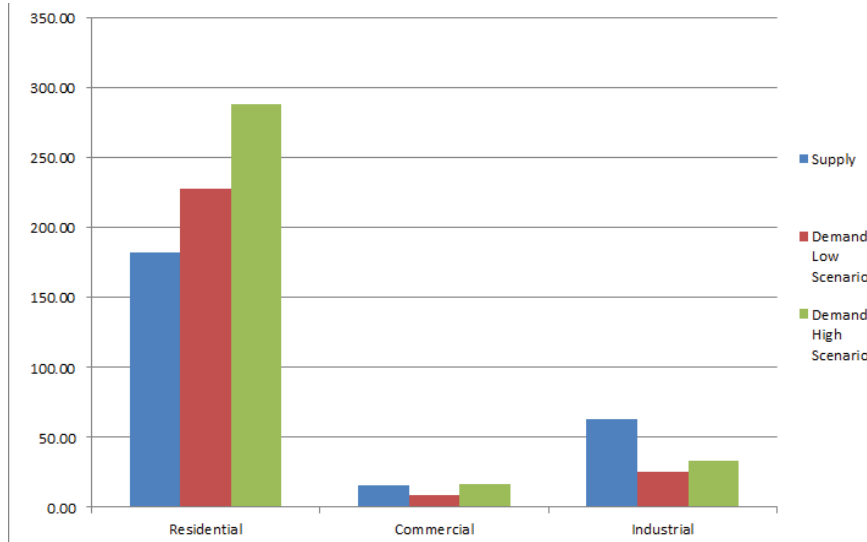
UPDATED LAND SUPPLY SUMMARY

SUPPLY BY LAND USE (FOLLOWING RECOMMENDED BOUNDARY CHANGES)



The Chart left provides a breakdown of land use, showing total supply within settlements prior to and following the boundary changes. This demonstrates that a significant and appropriate amount of land is to be removed from settlement areas, consisting primarily of Future Development and Agricultural land.

LAND SUPPLY VS. LAND DEMAND, BY LAND USE (FOLLOWING R.B.C.)



Following implementation of the boundary changes the resultant supply to accommodate growth within the next 20 years is below the demand anticipated. This provides an opportunity for smart growth in the future development and growth of North Perth.

- Residential - Low
- Commercial - Stable
- Industrial - High



Why is this Being Done?

RATIONALE FOR CHANGE

The Municipality of North Perth, as well as all other Municipalities in Ontario MUST ensure land is provided to accommodate growth “up to a 20 year planning horizon” (PPS). The *North Perth Master Growth Plan* concludes that, under current conditions, North Perth has more than enough land within designated settlements to accommodate growth projections.

The location of this supply however, does not support logical, or in some cases feasible, opportunities for development, making the existing supply inefficient. Current conditions limit the effective growth of the Municipality, and will continue to do so over the next twenty years unless something is changed.



By removing the inefficient or non-effective supply from existing, privately serviced settlements North Perth accomplishes and/or encourages:

- Protection of Agricultural Land
- Efficiency of Development
- Consistency between Policy & Existing Conditions
- Long Term Vision for Development
- Innovative Example for Other Municipalities
- Sustainability
- Opportunities for Growth In Listowel & Atwood

IN OTHER WORDS...

The purpose of the recommended boundary changes is to effectively plan for the future of North Perth, and to allow for it’s efficient, smart growth.

Please review the Public Information Centre Boards and feel free to ask questions or provide comments.

The North Perth Master Growth Plan provides an excellent and aggressive example of how Municipalities should challenge historical commitments against logical patterns of future development.



MUNICIPALITY OF
North Perth

Appendix C

Handouts (x3)



Why is this Being Done?

The Municipality of North Perth, as well as all other Municipalities in Ontario MUST ensure land is provided to accommodate growth "up to a 20 year planning horizon" (PPS). The North Perth Master Growth Plan concludes that, under current conditions, North Perth has more than enough land within designated settlements to accommodate growth projections. The location of this supply however, does not support logical or in some cases feasible opportunities for development, making the existing supply inefficient. Current conditions limit the effective growth of the Municipality, and will continue to do so over the next twenty years unless something is changed.



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For further information regarding this project, please contact:

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Associate, Planner
IBI Group
379 Queen St. S., Kitchener, ON, N2G 1W6
(519) 745-9455 x: 1105
natalie.hardacre@ibigroup.com

OR

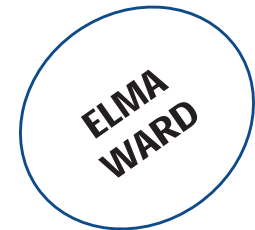
Patricia Berfelz, CMO
Clerk
Municipality of North Perth
330 Wallace Ave. N., Listowel, ON, N4W 1L3
(519) 292-2062
pberfelz@northperth.ca

MUNICIPALITY OF
North Perth



North Perth Master Growth Plan Update November 2012

MUNICIPALITY OF
North Perth



NORTH PERTH MASTER GROWTH PLAN UPDATE



Public Information Centre November 2012

PROJECT BACKGROUND

The *North Perth Master Growth Plan (NPMGP)* was completed July 8, 2010, which reviewed current land supply within existing settlement areas to confirm if sufficient land exists to meet anticipated growth demands. The Provincial Policy Statement requires that all municipalities plan "up to a 20 year planning horizon".

The *NPMGP* concluded that an oversupply of land exists throughout the Municipality of North Perth and that this supply may not:

- be located in areas that are ideal for future development patterns
- promote smart growth
- encourage the creation of complete communities.

As a result, Boundary Changes were recommended for North Perth settlement areas.

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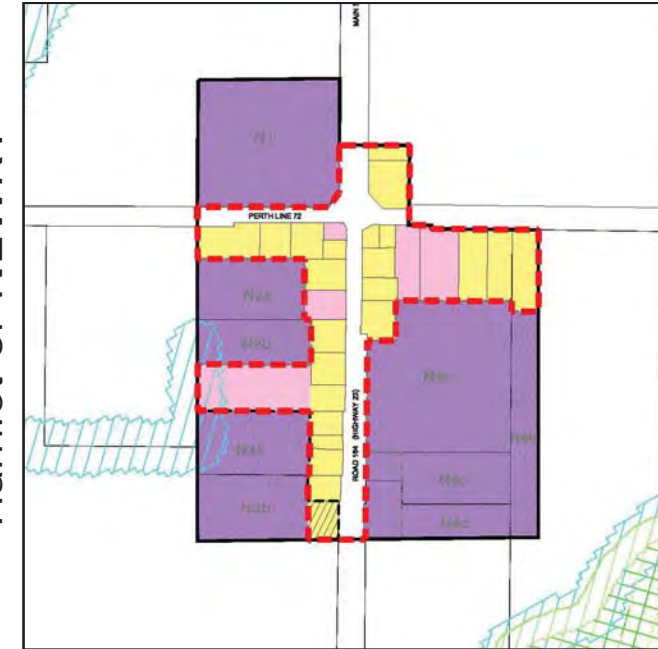
MUNICIPALITY OF
North Perth

North Perth Master Growth Plan Update

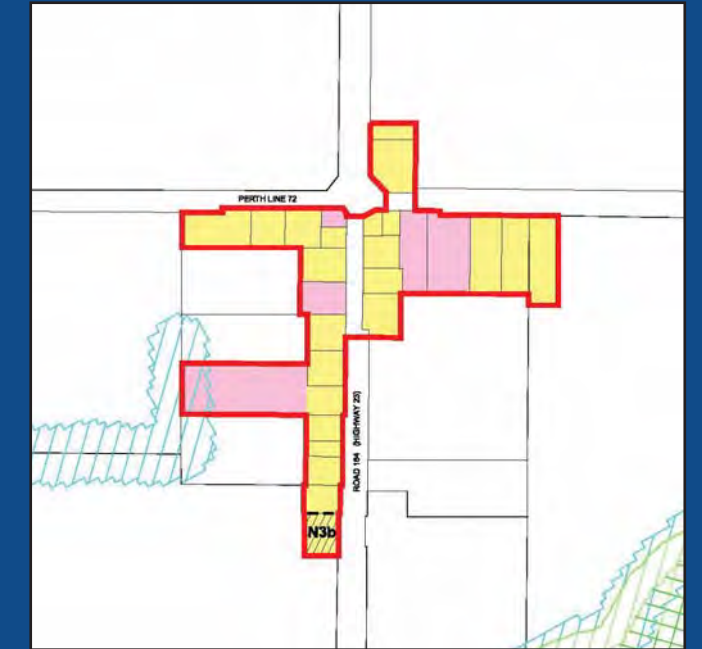
ELMA WARD - Recommended Boundary Changes

Recommended in NPMGP

Hamlet of NEWRY



To Be Implemented



Recommended in NPMGP

Hamlet of DONEGAL



To Be Implemented



The North Perth Master Growth Plan provides an excellent and aggressive example of how Municipalities should challenge historical commitments against logical patterns of future development.

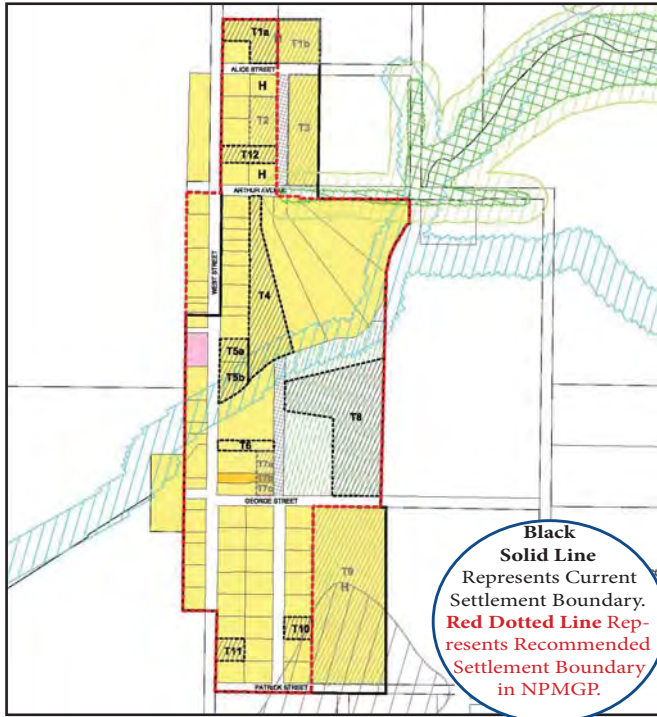
IBI GROUP

November 2012

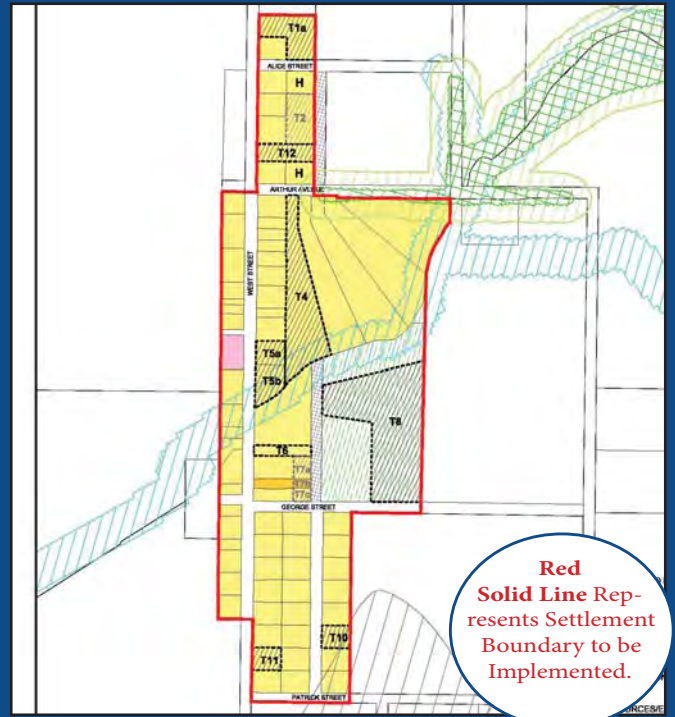
ELMA WARD - Recommended Boundary Changes

Village of TROWBRIDGE

Recommended in NPMGP

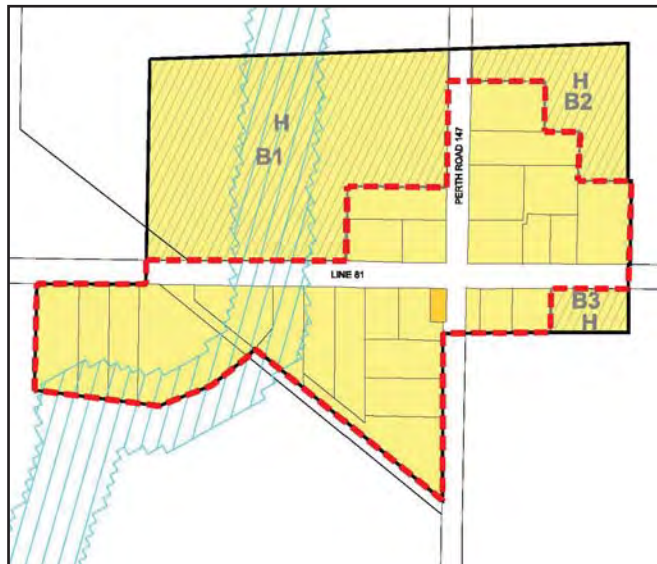


To Be Implemented

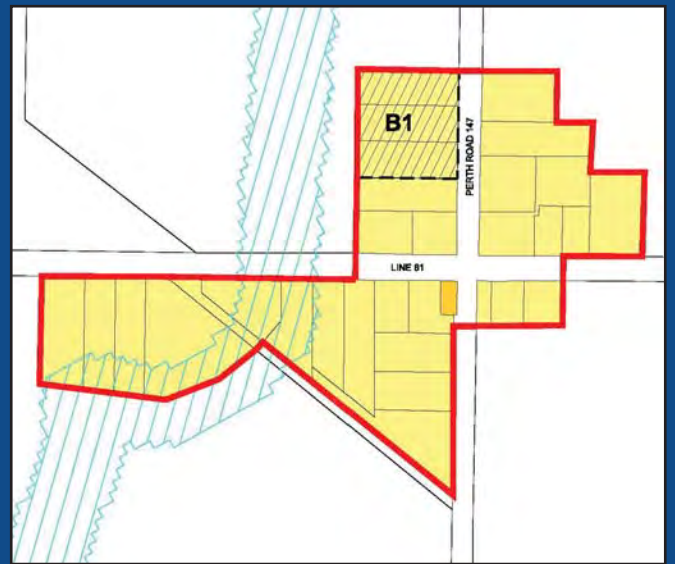


Hamlet of BRITTON

Recommended in NPMGP



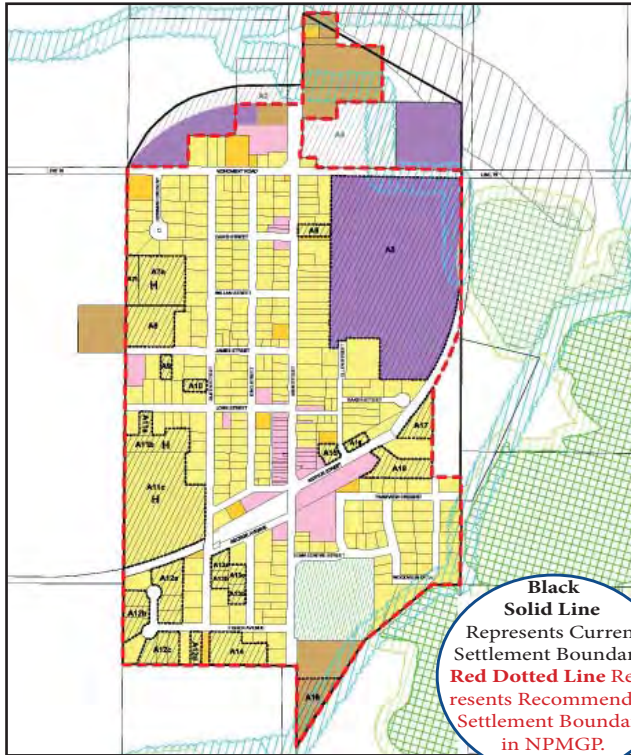
To Be Implemented



ELMA WARD - Recommended Boundary Changes

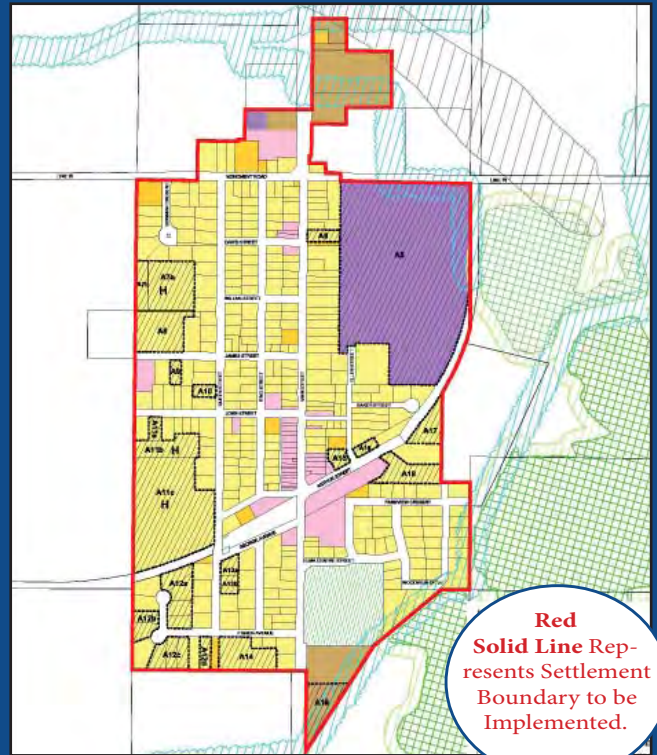
ATWOOD Serviced Settlement

Recommended in NPMGP



Black Solid Line
Represents Current Settlement Boundary.
Red Dotted Line Represents Recommended Settlement Boundary in NPMGP.

To Be Implemented



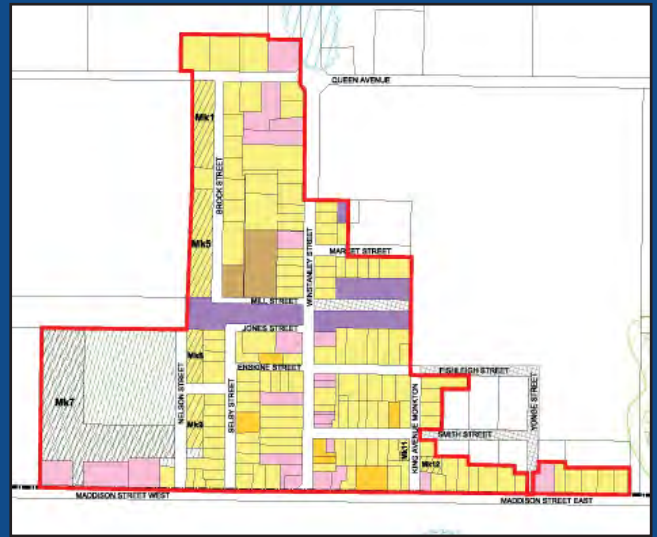
Red Solid Line Represents Settlement Boundary to be Implemented.

Village of MONKTON

Recommended in NPMGP



To Be Implemented



Map KEY

- | | |
|---|--|
| HISTORICAL VILLAGE BOUNDARY (COUNTY OP) | AGRICULTURE |
| RECOMMENDED VILLAGE BOUNDARY TO MEET 20 YEAR PLANNING HORIZON | NATURAL RESOURCES/ENVIRONMENT |
| VILLAGE BOUNDARY TO BE IMPLEMENTED | NRE ADJACENT LAND/BUFFER AREA |
| VILLAGE RESIDENTIAL | ADJACENT LAND |
| VILLAGE COMMERCIAL | PRIMARY OR SECONDARY AGGREGATE RESOURCES |
| INDUSTRIAL | HOLDING ZONE |
| INSTITUTIONAL | DEVELOPMENT POTENTIAL |
| FUTURE DEVELOPMENT | DEVELOPMENT POTENTIAL TO BE REMOVED |
| PARKS AND RECREATION | |

* LAND USES SHOWN ARE BASED ON THE COUNTY OF PERTH OFFICIAL PLAN, THE TOWN OF NORTH PERTH BY-LAW No. 6-23-1999 AND ADDITIONAL INFORMATION AS PROVIDED



November 2012



Why is this Being Done?

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pberfelz@northperth.ca

MUNICIPALITY OF
North Perth



North Perth Master Growth Plan Update November 2012

MUNICIPALITY OF
North Perth



NORTH PERTH MASTER GROWTH PLAN UPDATE



Public Information Centre November 2012

PROJECT BACKGROUND

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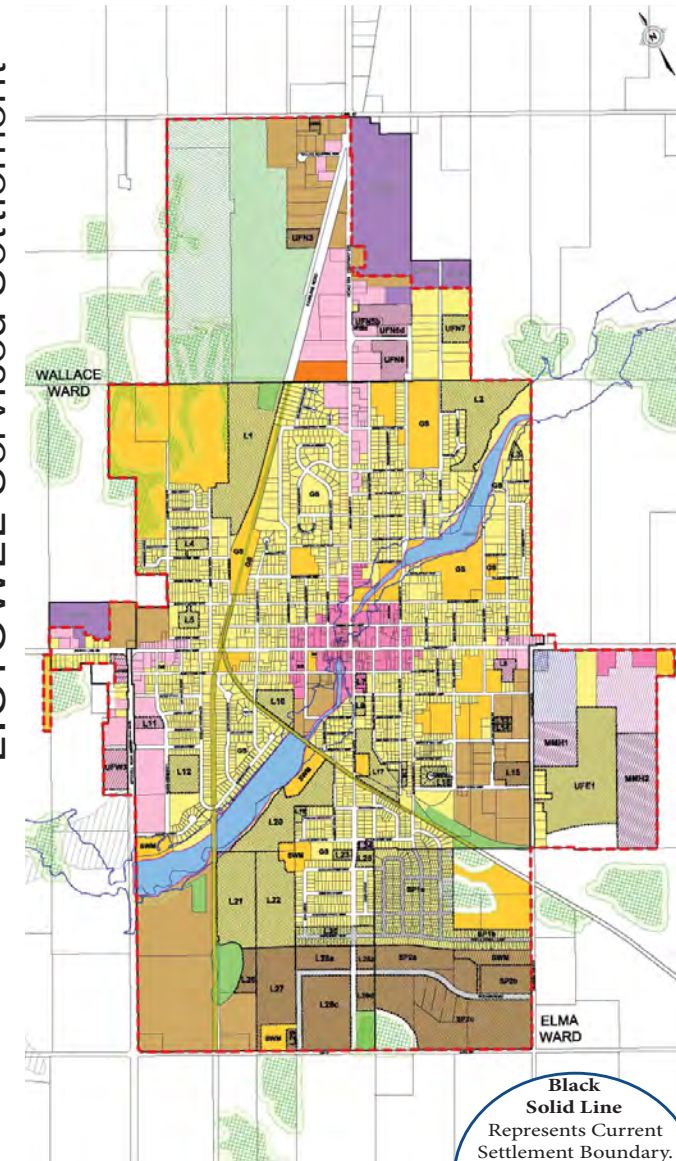
MUNICIPALITY OF
North Perth

North Perth Master Growth Plan Update

LISTOWEL WARD & SURROUNDING - Boundary Changes

Recommended in NPMGP

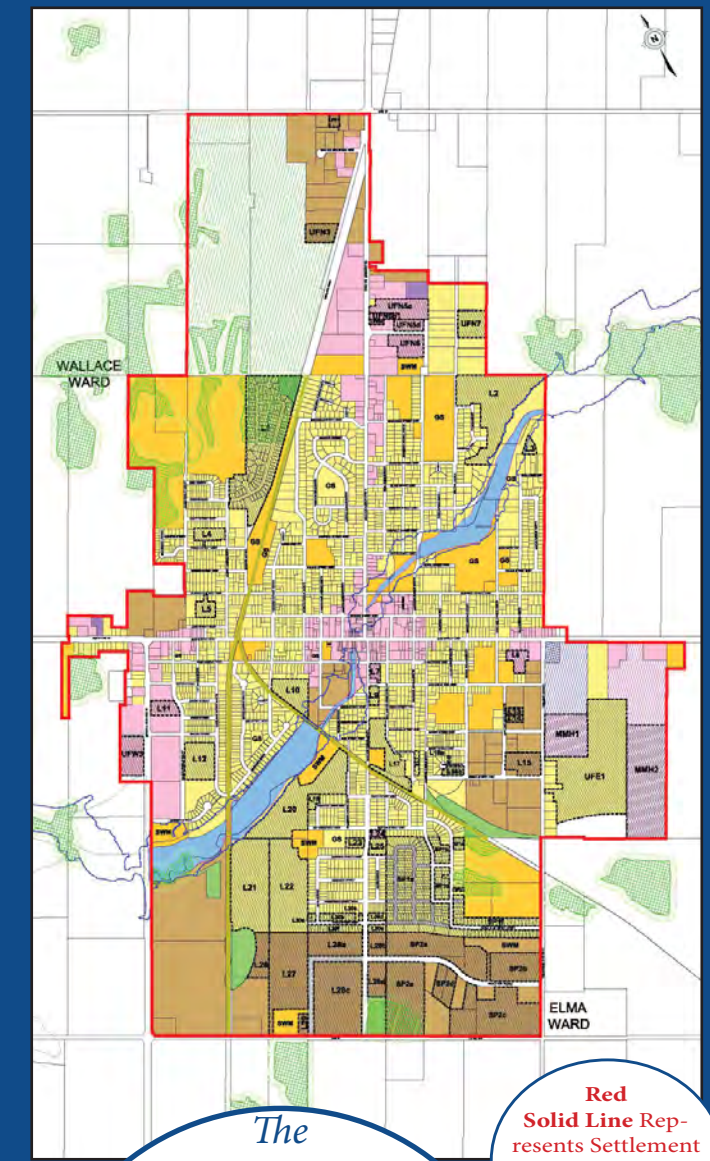
LISTOWEL Serviced Settlement



Black Solid Line
Represents Current Settlement Boundary.
Red Dotted Line
Represents Recommended Settlement Boundary in NPMGP.

Map KEY			
—	HISTORICAL VILLAGE BOUNDARY (COUNTY OP)	□	AGRICULTURE
- - -	RECOMMENDED VILLAGE BOUNDARY TO MEET 20 YEAR PLANNING HORIZON	□	NATURAL RESOURCES/ENVIRONMENT
—	VILLAGE BOUNDARY TO BE IMPLEMENTED	□	NRE ADJACENT LAND/BUFFER AREA
□	VILLAGE RESIDENTIAL	□	ADJACENT LAND
□	VILLAGE COMMERCIAL	□	PRIMARY OR SECONDARY AGGREGATE RESOURCES
□	INDUSTRIAL	H	HOLDING ZONE
□	INSTITUTIONAL	□	DEVELOPMENT POTENTIAL
□	FUTURE DEVELOPMENT	□	DEVELOPMENT POTENTIAL TO BE REMOVED
□	PARKS AND RECREATION		

To Be Implemented

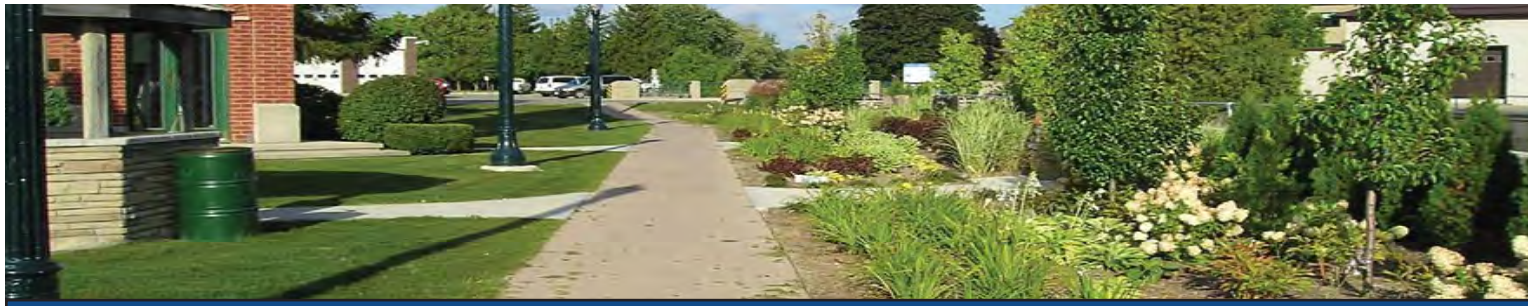


Red Solid Line
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November 2012



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MUNICIPALITY OF
North Perth



North Perth Master Growth Plan Update November 2012

MUNICIPALITY OF
North Perth



NORTH PERTH MASTER GROWTH PLAN UPDATE



Public Information Centre November 2012

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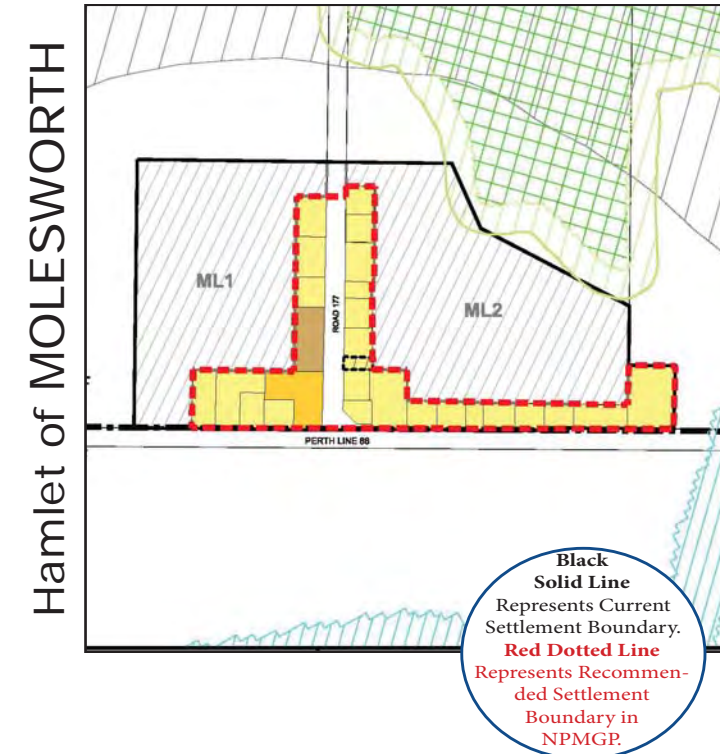
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MUNICIPALITY OF
North Perth

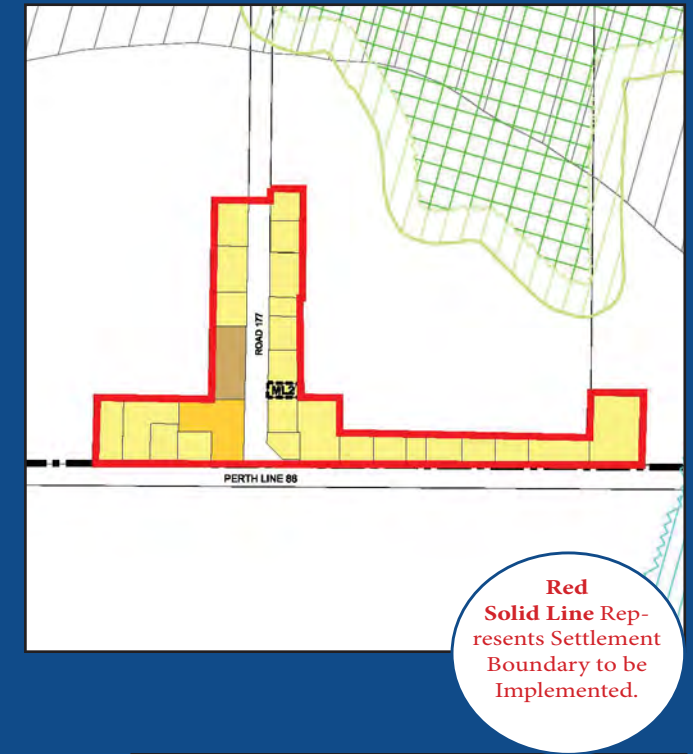
North Perth Master Growth Plan Update

WALLACE WARD - Recommended Boundary Changes

Recommended in NPMGP



To Be Implemented



Map KEY

	EXISTING HAMLET BOUNDARY (COUNTY OP)
	RECOMMENDED HAMLET BOUNDARY TO MEET 20 YEAR PLANNING HORIZON
	HAMLET BOUNDARY TO BE IMPLEMENTED
	HAMLET RESIDENTIAL
	HAMLET COMMERCIAL
	INDUSTRIAL
	INSTITUTIONAL
	FUTURE DEVELOPMENT
	PARKS AND RECREATION
	AGRICULTURE
	NATURAL RESOURCES/ENVIRONMENT
	NRE ADJACENT LAND/BUFFER AREA
	ADJACENT LAND
	PRIMARY OR SECONDARY AGGREGATE RESOURCES
	HOLDING ZONE
	DEVELOPMENT POTENTIAL
	DEVELOPMENT POTENTIAL TO BE REMOVED

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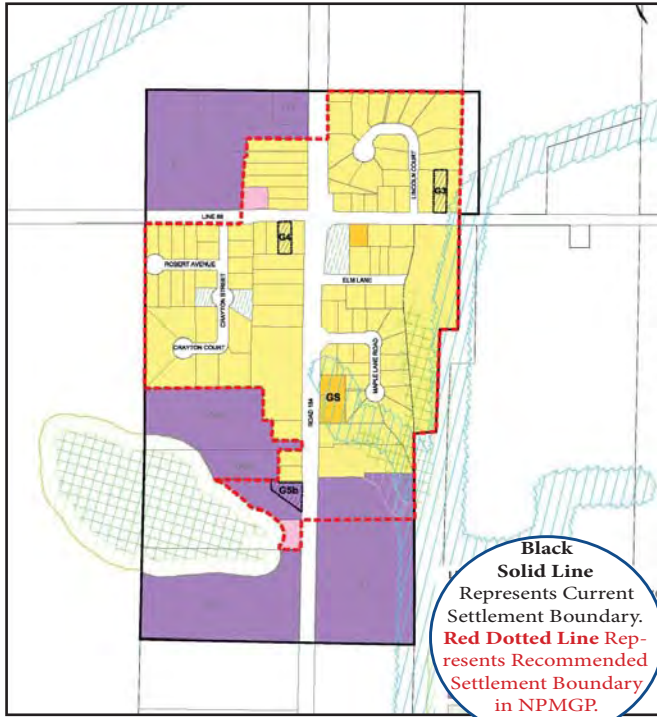


November 2012

WALLACE WARD - Recommended Boundary Changes

Village of GOWANSTOWN

Recommended in NPMGP



To Be Implemented

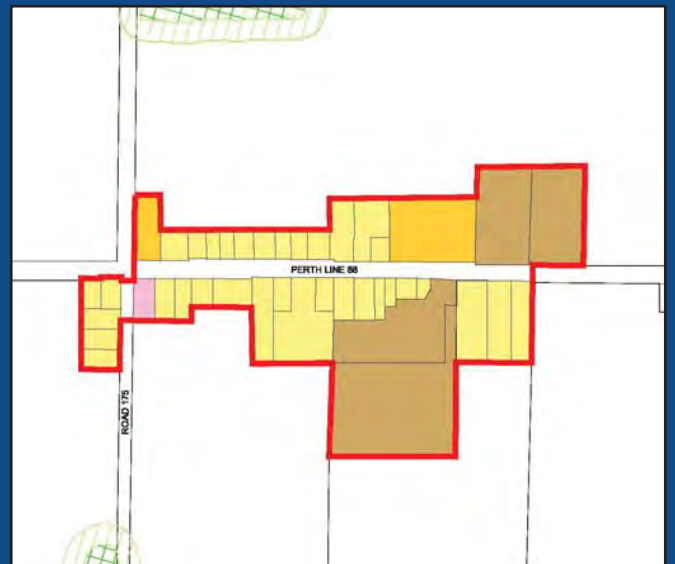


Hamlet of KURTZVILLE

Recommended in NPMGP



To Be Implemented





MUNICIPALITY OF
North Perth

Appendix D

Comment Form

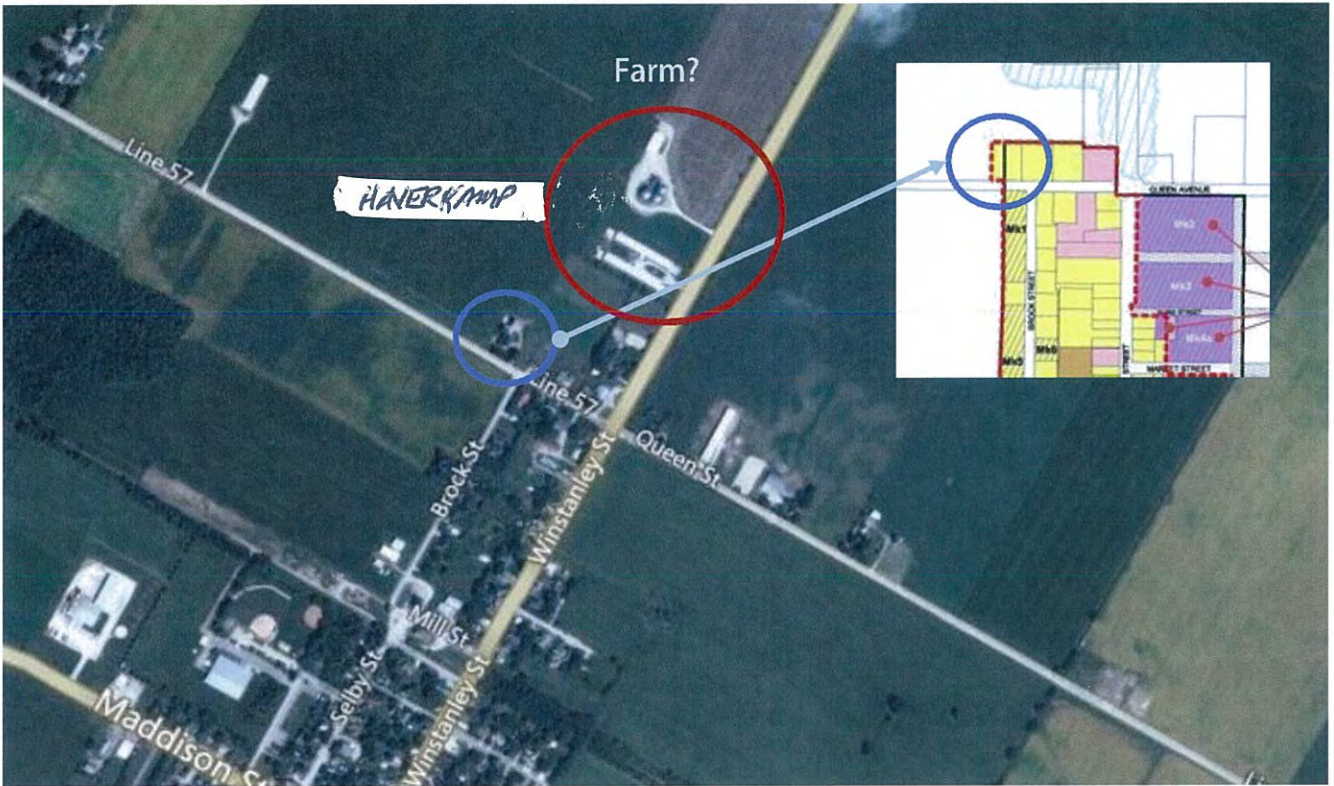


MUNICIPALITY OF
North Perth

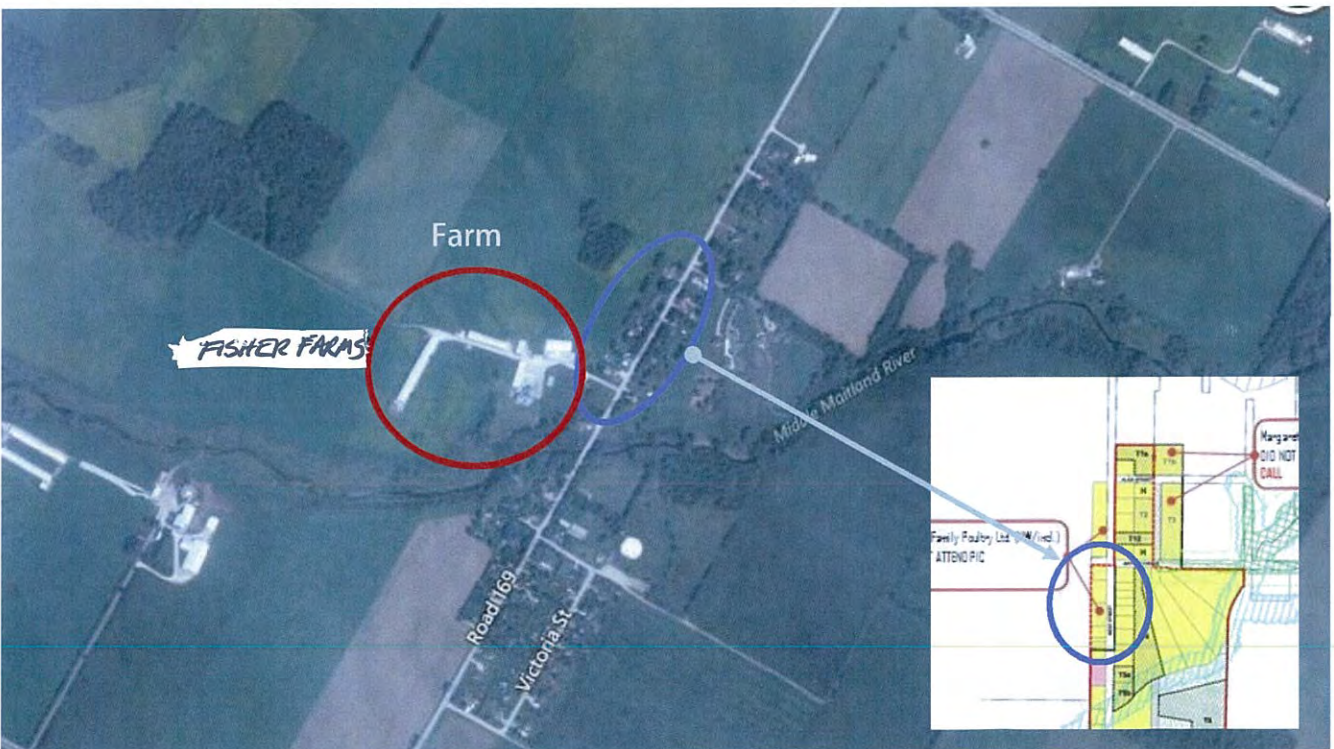
Appendix E

MDS Calculations

MONKTON



TROWBRIDGE



Minimum Distance Separation I (MDS I) Report

File: Bert Fisher Farms MDS.mds

Application Date: 12-Jul-2013

File Number:

Preparer Information
 Allan Rothwell

Applicant Information
 Unspecified

County of Perth

Calculation #1

Bert Fisher Farms

Adjacent Farm Contact Information
 Unspecified

Farm Location
 County of Perth
 Town of North Perth
 Geotownship: ELMA
 Concession: 3
 Lot: 5

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Chickens; Broiler breeder growers (males/females transferred out to layer barn)	51328	171.1	8107 m ²

Encroaching Land Use Factor: Type A Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
 Factor B (Nutrient Units): 381
 Factor D (Manure/Material Type): 0.7
 Factor E (Encroaching Land Use): 1.1
 Total Nutrient Units: 171

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	205 m (674 ft)	
Distance from nearest permanent manure/material storage 'S':	205 m (674 ft)	

Signature of Preparer: _____ Date: _____
 Allan Rothwell

NOTE TO THE USER:
 The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



Minimum Distance Separation I (MDS I) Report

File: Bert Fisher Farms MDS.mds

Application Date: 12-Jul-2013

File Number:

Preparer Information
Allan Rothwell

Applicant Information
Unspecified

County of Perth

Calculation #1

Haverkamp

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Perth
Town of North Perth
Geotownship: ELMA
Concession: 17
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Chickens; Broiler breeder growers (males/females transferred out to layer barn)	44982	149.9	7104 m ²

Encroaching Land Use Factor: Type A Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 364
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 150

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	196 m (643 ft)	
Distance from nearest permanent manure/material storage 'S':	196 m (643 ft)	

Signature of Preparer: _____

Allan Rothwell

Date: _____

NOTE TO THE USER:

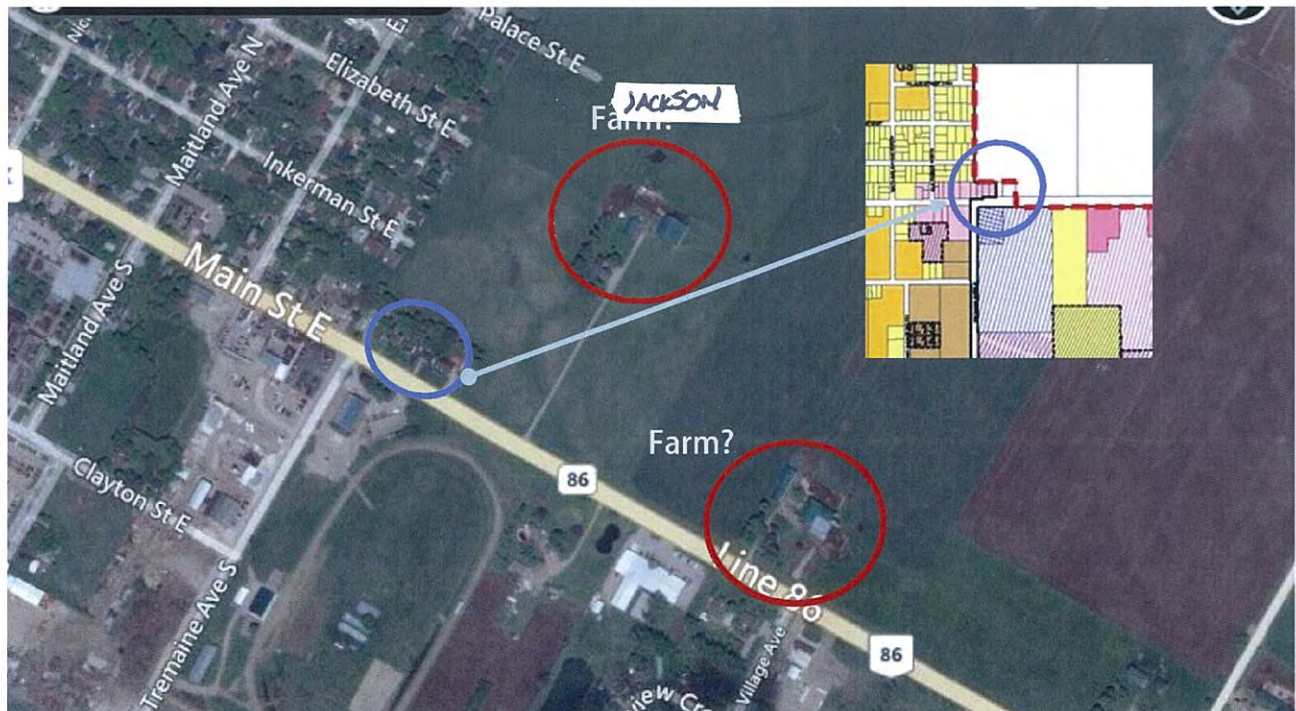
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ATWOOD



LISTOWEL



Minimum Distance Separation I (MDS I) Report

Application Date: 12-Jul-2013

File Number:

Preparer Information
Allan Rothwell

Applicant Information
Unspecified

County of Perth

Calculation #1

Jackson

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Perth
Town of North Perth
Geotownship: WALLACE
Concession: 1
Lot: 21

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Feeders (7 - 16 months); Yard/Barn	125	41.7	523 m ²

Encroaching Land Use Factor: Type A Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.8
Factor B (Nutrient Units): 243
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 42

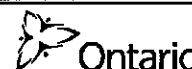
	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	150 m (492 ft)	
Distance from nearest permanent manure/material storage 'S':	150 m (492 ft)	

Signature of Preparer: _____
Allan Rothwell

Date: _____

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Minimum Distance Separation I (MDS I) Report

File: hiemstra.mds

Application Date: 12-Jul-2013

File Number: Hiemstra

Preparer Information
Allan Rothwell

Applicant Information
Hiemstra

County of Perth
City of Stratford

Calculation #1

HIEMSTRA

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Perth
Town of North Perth
Geotownship: ELMA
Concession: 7
Lot: 19

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Chickens; Broilers (12 week cycle)	15000	75.0	1867 m ²

Encroaching Land Use Factor: Type A Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
 Factor B (Nutrient Units): 293
 Factor D (Manure/Material Type): 0.7
 Factor E (Encroaching Land Use): 1.1
 Total Nutrient Units: 75

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	158 m (519 ft)	
Distance from nearest permanent manure/material storage 'S':	158 m (519 ft)	

Signature of Preparer: _____
Allan Rothwell

Date: _____

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File: MDS.mds

Application Date: 12-Jul-2013

File Number:

Preparer Information
 Allan Rothwell

Applicant Information
 Unspecified

County of Perth

Calculation #1

Siebenga

Adjacent Farm Contact Information
 Unspecified

Farm Location
 County of Perth
 Town of North Perth
 Geotownship: ELMA
 Concession: 8
 Lot: Pt 18 and 19

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Liquid	Dairy; Milking-age Cows (dry or milking) Large Frame (545 - 636 kg) (eg. Holsteins); 3 Row Free Stall	110	157.1	1073 m ²
Liquid	Dairy; Calves Large Frame (45 - 182 kg) (eg. Holsteins)	50	8.3	163 m ²
Liquid	Dairy; Heifers Large Frame (182 - 545 kg) (eg. Holsteins); Free Stall	50	25.0	348 m ²

Encroaching Land Use Factor: Type A Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V7. Liquid (treated manure/material), outside, no cover

Factor A (Odour Potential): 0.7
 Factor B (Nutrient Units): 396
 Factor D (Manure/Material Type): 0.8
 Factor E (Encroaching Land Use): 1.1
 Total Nutrient Units: 190

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	244 m (800 ft)	
Distance from nearest permanent manure/material storage 'S':	244 m (800 ft)	

Signature of Preparer: _____
 Allan Rothwell

Date: _____

NOTE TO THE USER:
 The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

