

Grow Norfolk: Growth Management Study



norfolkcounty.ca

Outline



Introduction to the Growth Management Study



Recap of completed work



Grow Norfolk Themes



Land Study and Growth Options



Intro to the Land Evaluation Area Review (LEAR) Study and preliminary results

Growth Management Study

What is a Growth Management Study?

What is included in a Growth Management Study?

Workplan and Project Timeline



Phase 1 – Project Initiation

- Project Kick-Off
- Terms of Reference
- Engagement Strategy

Phase 3 – Opportunities & Options

- Option Reports & Land Evaluation Study
- Monitoring Options

Phase 2 – Policy Review and Technical Reports

- Context Report
- Growth Projections
- Housing Report
- Planning Act & PPS Conformity

Phase 4 – Preferred Direction Reports

- Policy Recommendations
- Monitoring Details
- Amendments

Workplan and Project Timeline



Phase 1 – Project Initiation

- Project Kick-Off
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Phase 2 – Policy Review and Technical Reports

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Phase 3 – Opportunities & Options

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Phase 4 – Preferred Direction Reports

- Policy Recommendations
- Monitoring Details
- Amendments

Grow Norfolk Themes



Efficient and Integrated Growth



Infrastructure Capacity



Fiscal Responsibility



Agricultural and Industrial Operation Support



Natural and Cultural Heritage Preservation



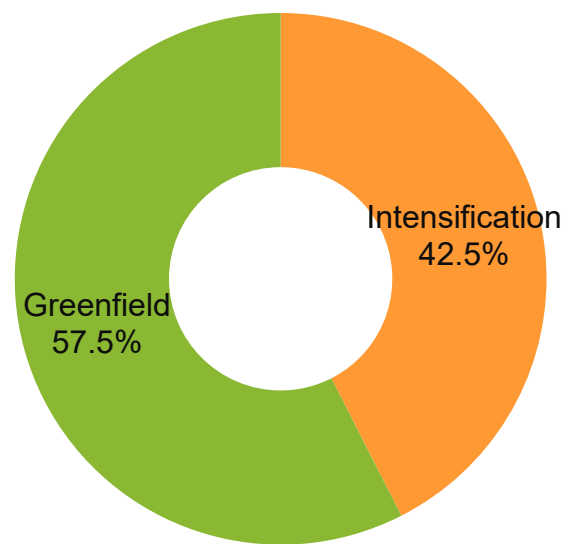
Creative Intensification

Land Supply and Growth Options

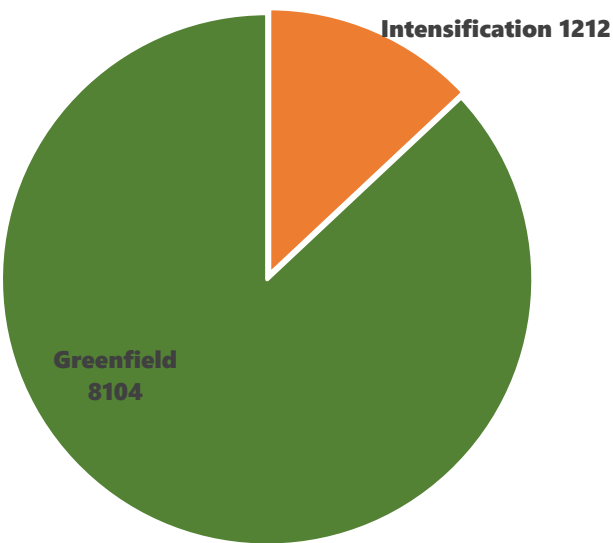


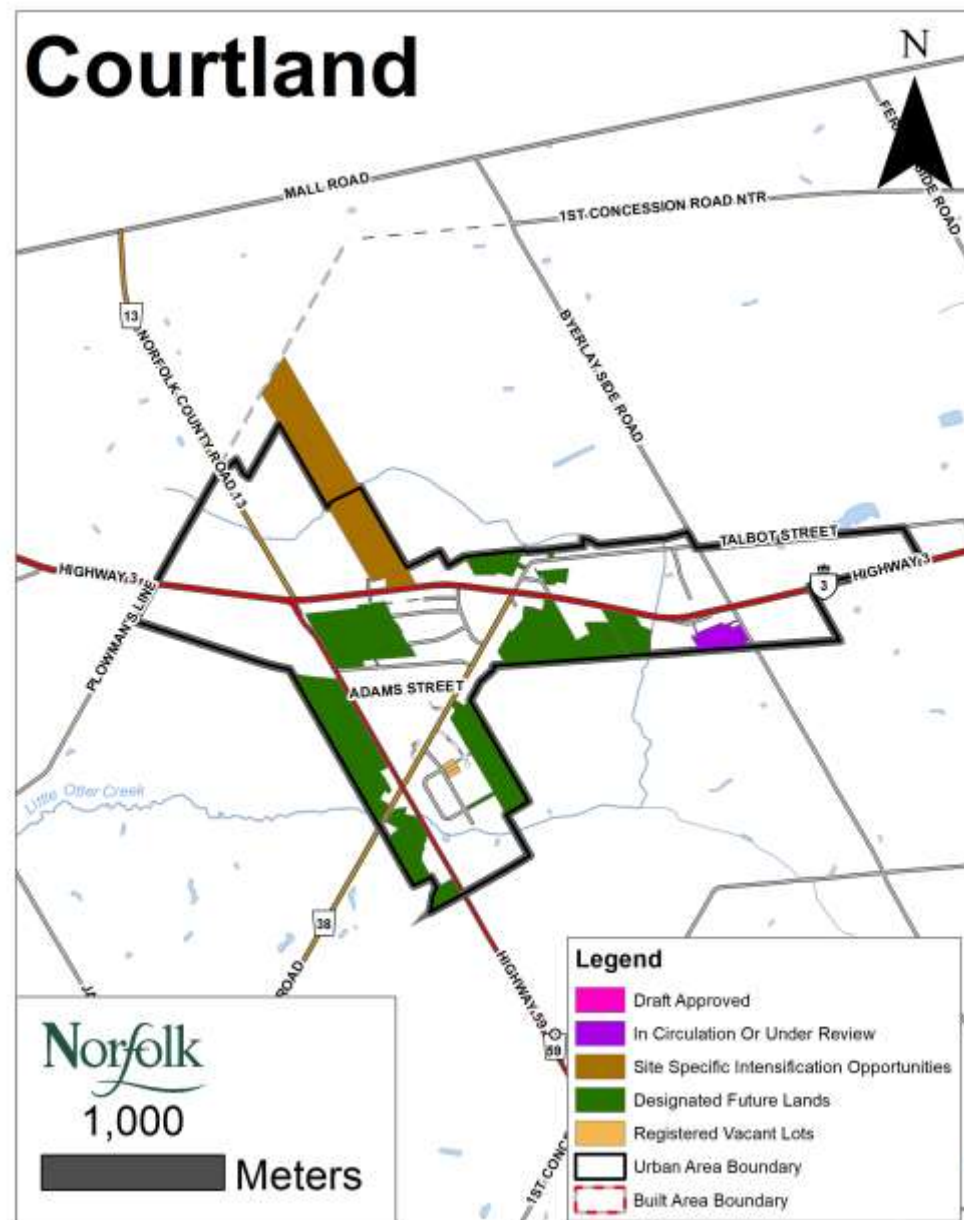
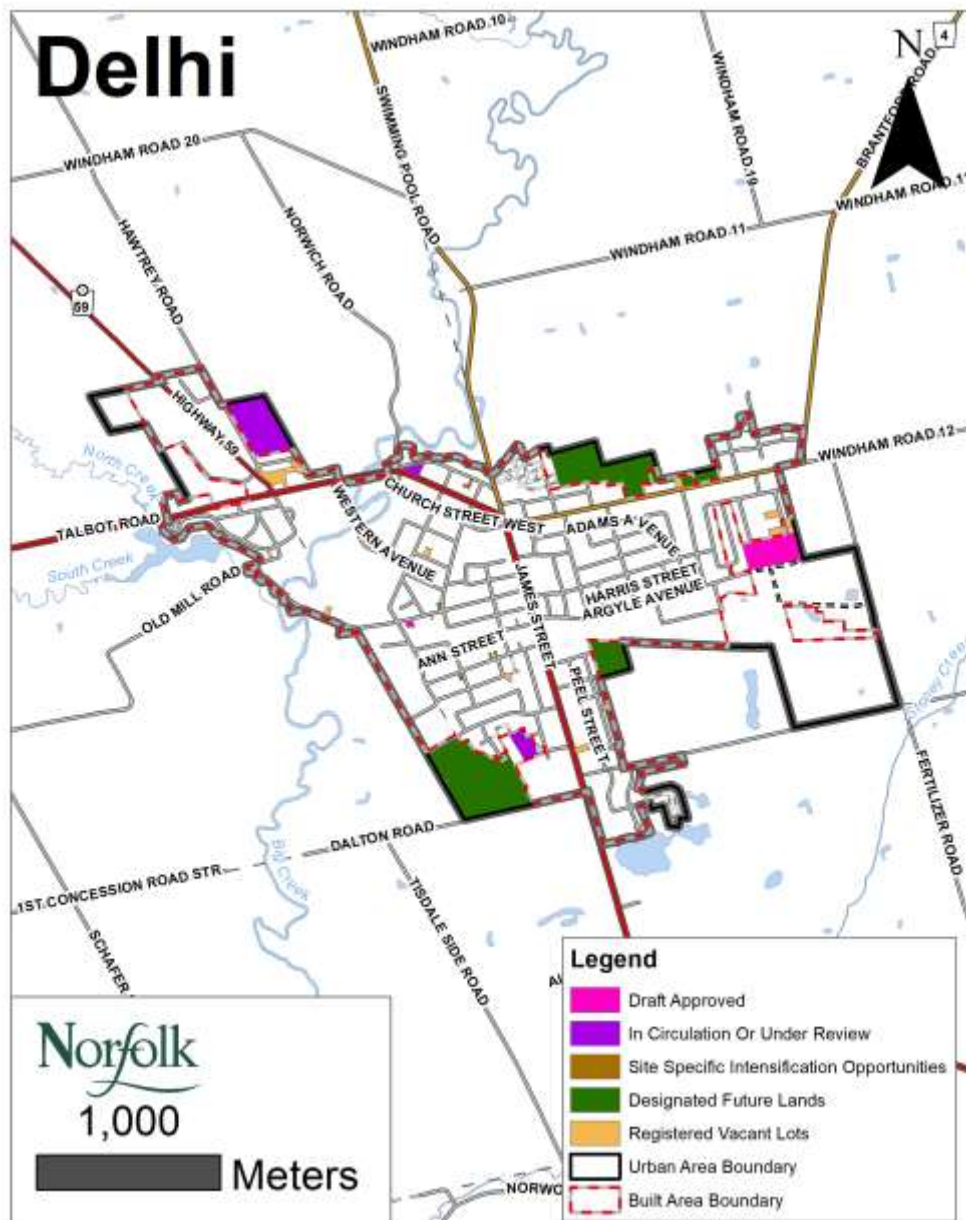
Residential Land Supply

Intensification and Greenfield 2018-2022

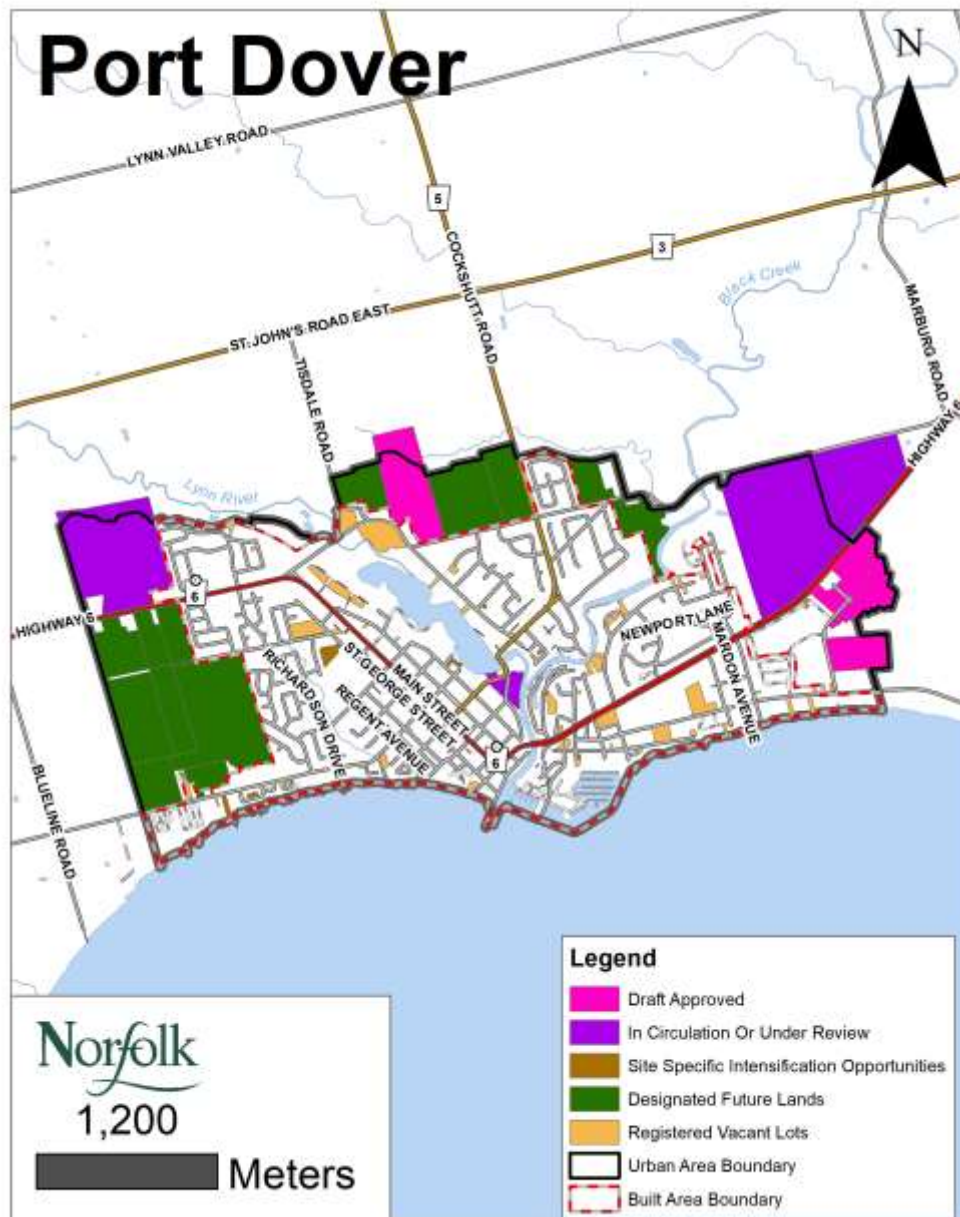


Land Supply- Housing Units

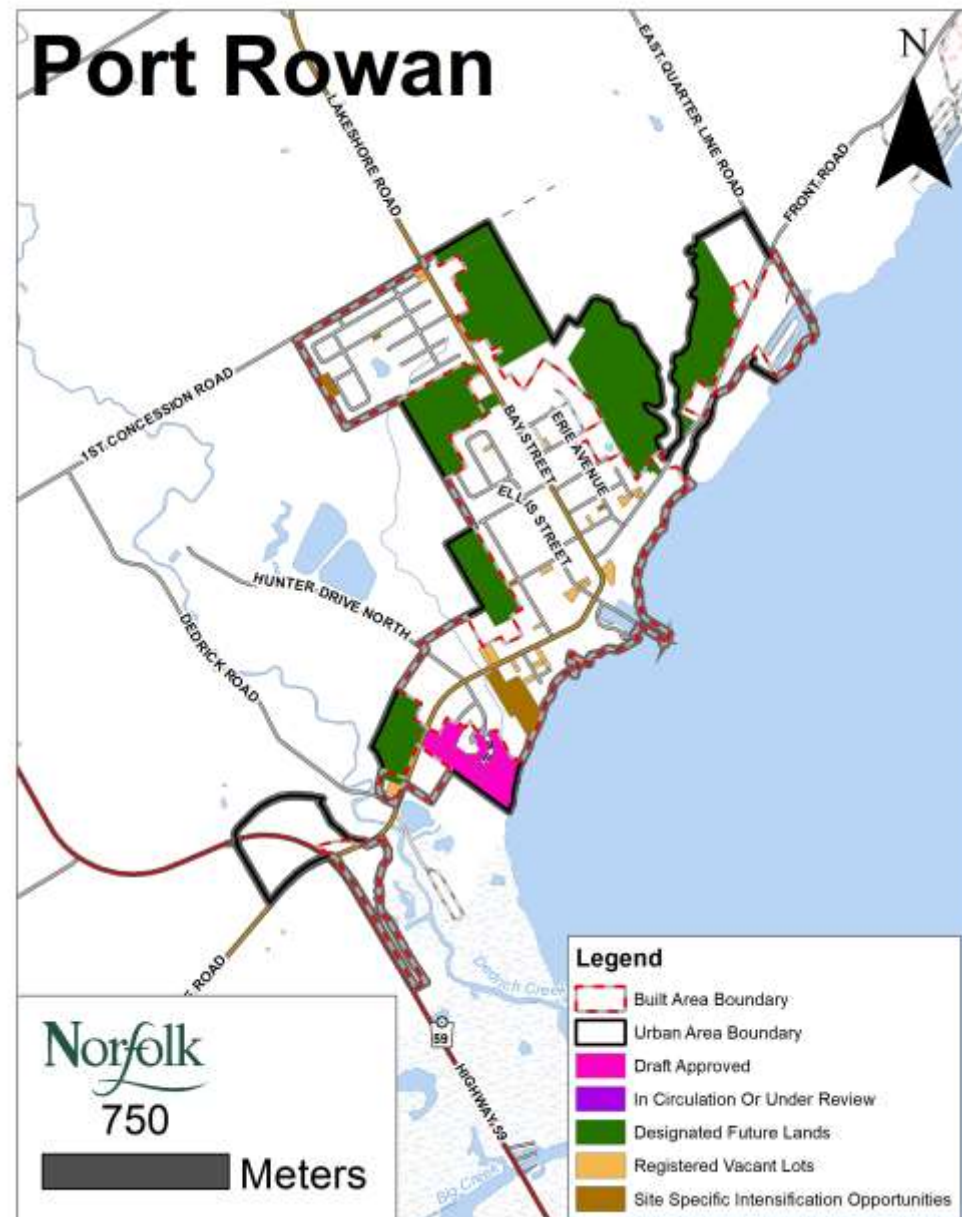


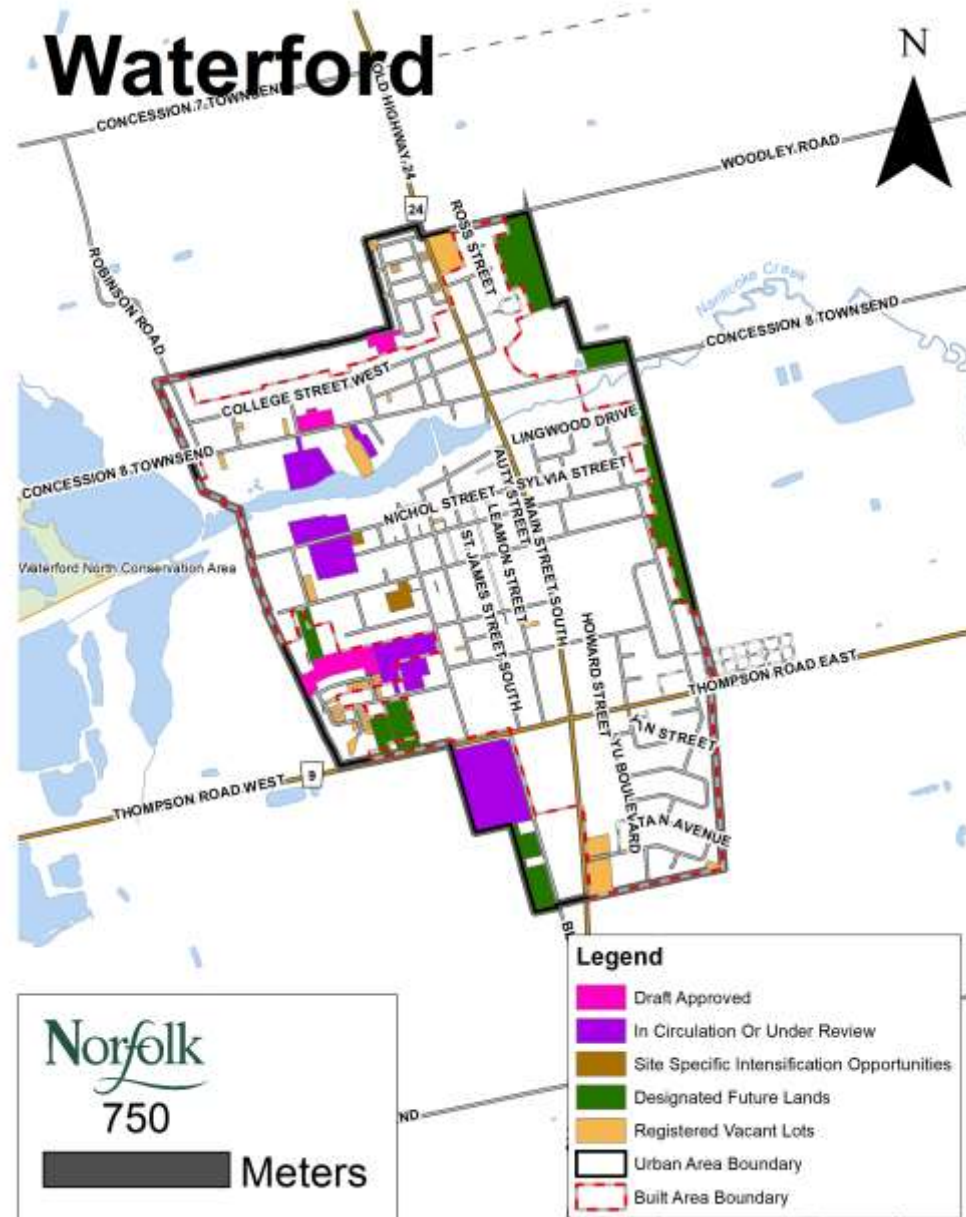
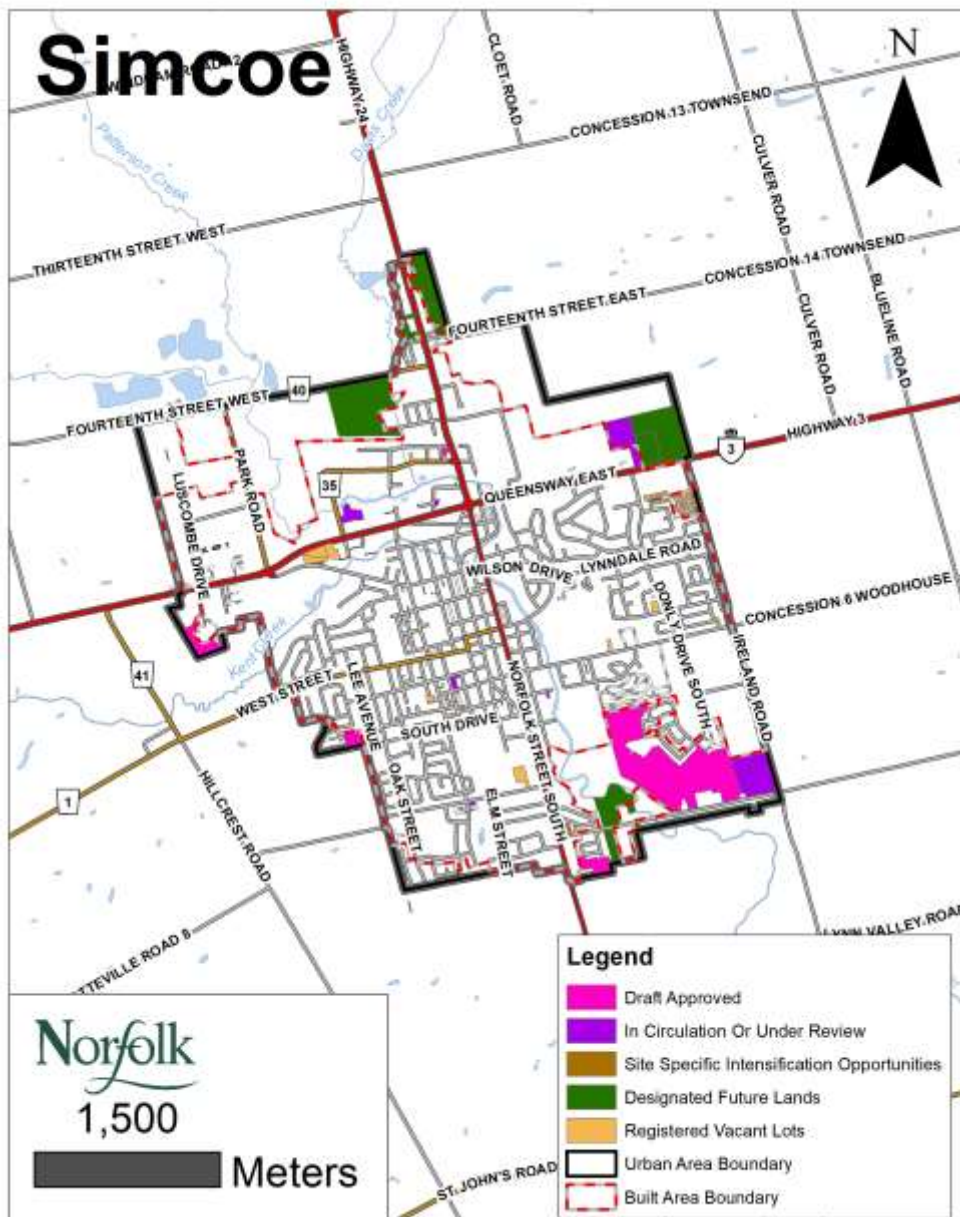


Port Dover

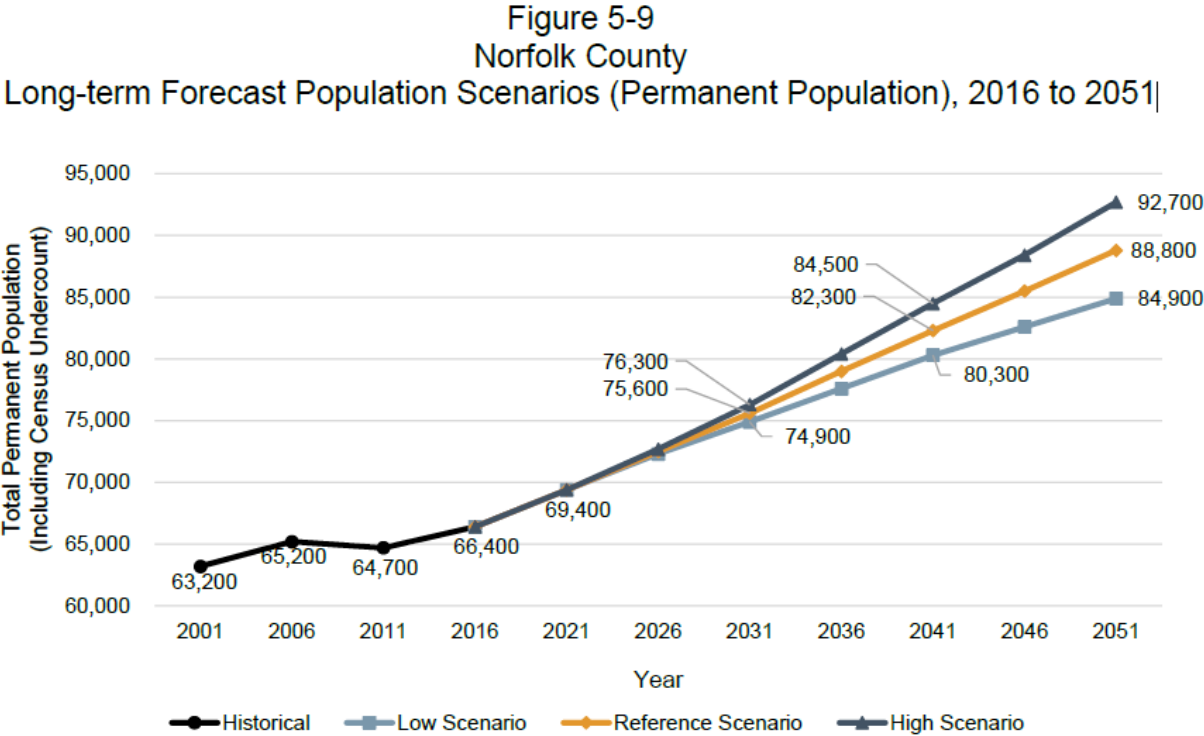


Port Rowan





Growth Forecasts



Source: Forecast by Watson & Associates Economists Ltd.
Note: Population includes net Census undercount.

The Growth Options

Option 1 – Case Base

- Medium Growth scenario (0.8%)
- Growth allocations based on past trends and supply opportunities
- Urban, Hamlets and Rural
- Existing larger urban areas continue

Option 2A - Higher Growth / Growth Aligned to Land & Planned Servicing Capacity

- High Growth scenario (1.0%)
- Intensification target remains 25%
- Similar housing mix as Option 1
- Additional growth more directed to serviced, urban areas
- Allocations by land availability and planned servicing capacity

Option 2B - Higher Growth / Growth Aligned to Shorter Term Servicing Capacity

- Similar to Option 2A
- More growth to urban areas with capacity (Delhi, Simcoe, Waterford) compared to areas with servicing upgrades/expansions (Port Dover, Port Rowan)

Option 3 - Higher Growth / Higher Intensification

- High Growth scenario (1.0%)
- Higher intensification in serviced, urban areas (35%)
- Housing mix: medium/higher density
- More growth to serviced, urban areas, less in rural settlement areas

Settlement Boundary Expansion



New settlement areas or expansions to existing settlement areas may only occur through a comprehensive review and only where specific criteria has been demonstrated (as per PPS 2020)



Through the Grow Norfolk process, 31 submissions have been received for consideration for review for either settlement area boundary expansion or protected industrial land conversions

POPULATION FORECAST

Period	COURTLAND Population Forecast*	NORFOLK Population Forecast*
2021 Census	1,094	67,490
2021 - 2026	1,114 - 1,136	70,750 - 71,692
2026 - 2031	1,124 - 1,178	73,850 - 75,894
2031 - 2036	1,154 - 1,220	77,250 - 80,096
2036 - 2041	1,174 - 1,262	80,570 - 84,298
2041 - 2046	1,204 - 1,304	83,730 - 88,500
2046 - 2051	1,244 - 1,346	87,020 - 92,702
TOTAL INCREASE	150 - 252	19,530 - 25,212

* Watson Report

PERMANENT HOUSING FORECAST

Period	COURTLAND Total Dwellings*	NORFOLK Total Dwellings*
2021 Census	410	27,594
2021 - 2026	420 - 427	28,954 - 29,330
2026 - 2031	420 - 444	30,334 - 31,066
2031 - 2036	430 - 461	31,744 - 32,802
2036 - 2041	440 - 478	33,174 - 34,538
2041 - 2046	450 - 495	34,574 - 36,274
2046 - 2051	460 - 512	35,924 - 38,010
TOTAL INCREASE	50 - 102	8,330 - 10,416

* Watson Report

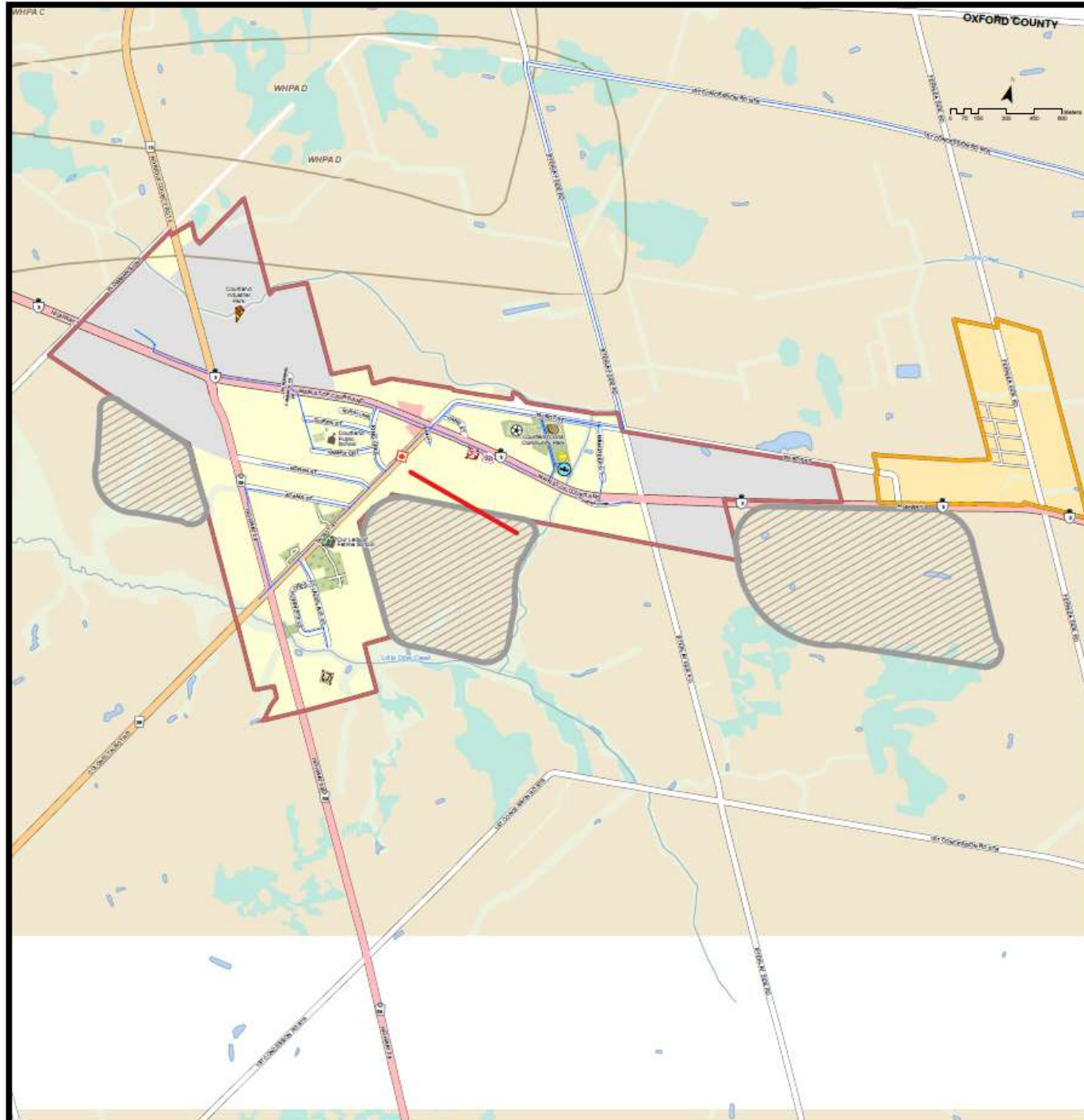
EMPLOYMENT FORECAST

Period	COURTLAND Employment Growth Forecast*	NORFOLK Employment Growth Forecast*
2021 - 2026	20	1,220
2026 - 2031	20	1,130
2031 - 2036	30	1,230
2036 - 2041	30	1,240
2041 - 2046	30	1,200
2046 - 2051	30	1,220
TOTAL INCREASE	160	7,240

* Watson Report

ANTICIPATED COMMUNITY FACILITIES & UPGRADES

- Courtland Fire Station #6 (2026-2027)



COURTLAND

Legend

- Ball Parks
- Beach
- Community Centres
- Conservation Areas
- Court House
- Firehalls
- Ambulance Bases
- Hospital
- Industrial Park
- Library
- College, Public
- Secondary, Catholic
- Elementary/Secondary, Public; Secondary, Public
- Elementary, Private; Elementary, Public
- Elementary, Catholic
- Licensed Child Care
- Long Term Care Facilities
- Marinas
- Museum and Art Galleries
- Pools
- Police
- Post Offices
- Skateboard Park
- Soccer Fields
- Splash Pad
- Tennis Courts
- Water Infrastructure
- Water Treatment Plant
- Sanitary Sewer Mains
- Watermains
- Preliminary Growth Areas Under Review
- Downtown OP
- Urban Area Boundary
- Hamlet Area Boundary
- Resort Area Boundary
- Walking & Hiking Trails
- Cemetery
- Conservation Areas
- Golf Courses
- Parks
- WHPA A
- WHPA B
- WHPA C
- WHPA D

Official Plan Land Use Designations

- Agricultural
- CBD; Commercial; Shopping Centre Commercial
- Hamlet
- Hazard Lands
- Industrial
- Parks & Open Space
- Provincially Significant Wetland
- Urban Residential

Growth Management Study COMMUNITY INFRASTRUCTURE

POPULATION FORECAST

Period	DELHI Population Forecast*	NORFOLK Population Forecast*
2021 Census	5,503	67,490
2021 - 2026	5,843 - 5,881	70,750 - 71,692
2026 - 2031	6,173 - 6,259	73,850 - 75,894
2031 - 2036	6,513 - 6,637	77,250 - 80,096
2036 - 2041	6,833 - 7,015	80,570 - 84,298
2041 - 2046	7,143 - 7,393	83,730 - 88,500
2046 - 2051	7,473 - 7,771	87,020 - 92,702
TOTAL INCREASE	1,970 - 2,268	19,530 - 25,212

* Watson Report

PERMANENT HOUSING FORECAST

Period	DELHI Total Dwellings*	NORFOLK Total Dwellings*
2021 Census	2,415	27,594
2021 - 2026	2,535 - 2,571	28,954 - 29,330
2026 - 2031	2,665 - 2,727	30,334 - 31,066
2031 - 2036	2,795 - 2,883	31,744 - 32,802
2036 - 2041	2,935 - 3,039	33,174 - 34,538
2041 - 2046	3,075 - 3,195	34,574 - 36,274
2046 - 2051	3,215 - 3,351	35,924 - 38,010
TOTAL INCREASE	800 - 936	8,330 - 10,416

* Watson Report

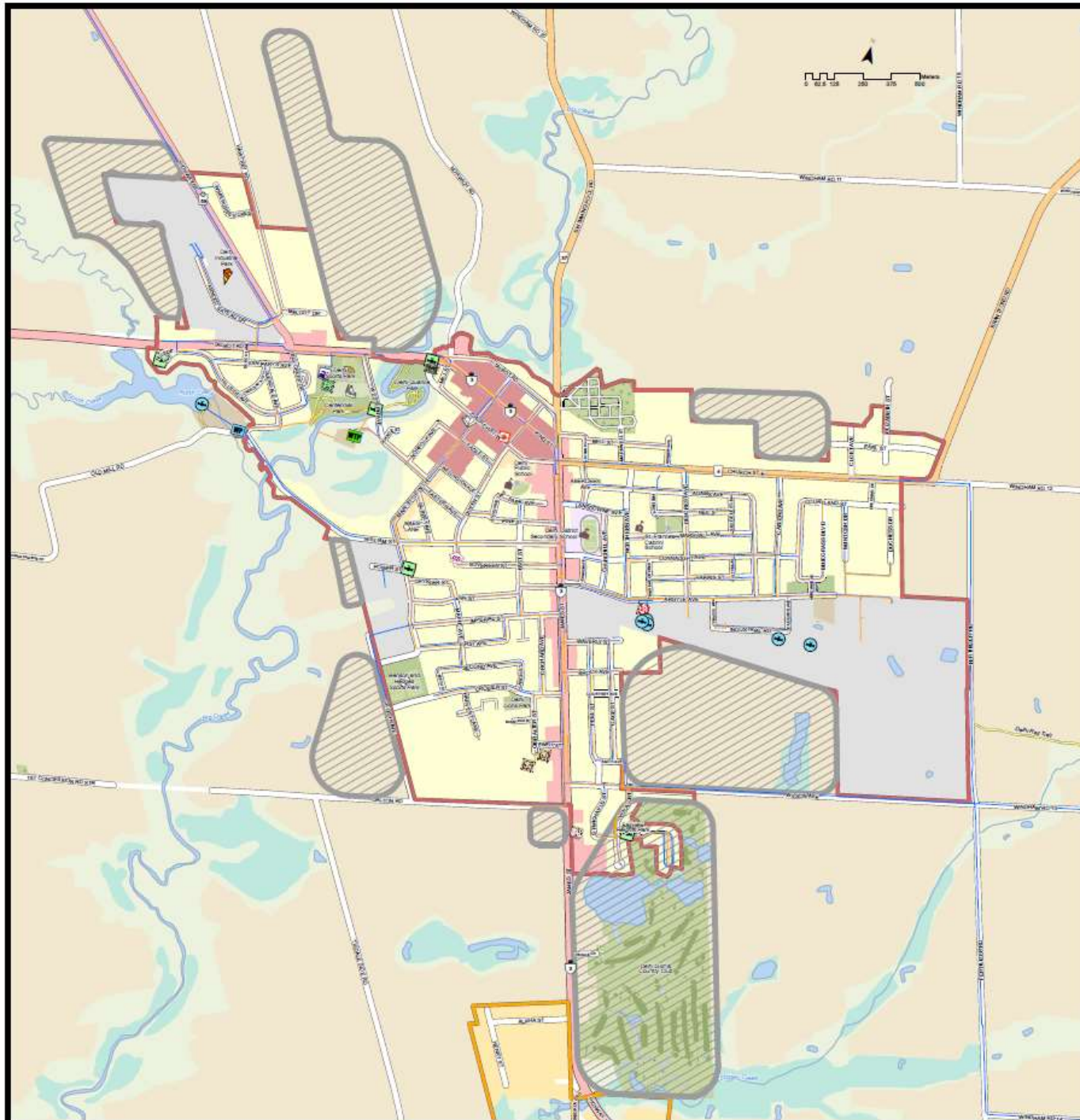
EMPLOYMENT FORECAST

Period	DELHI Employment Growth Forecast*	NORFOLK Employment Growth Forecast*
2021 - 2026	140	1,220
2026 - 2031	140	1,130
2031 - 2036	140	1,230
2036 - 2041	140	1,240
2041 - 2046	130	1,200
2046 - 2051	150	1,220
TOTAL INCREASE	840	7,240

* Watson Report

ANTICIPATED COMMUNITY FACILITIES & UPGRADES

- Downtown Delhi Plan (2023+)
- Argyle Avenue - Hugging Avenue to Fertilizer Road (2025)
- Dog Park (2029)
- Skate Park (2031)



Legend

- Arenas**
 - Ball Parks**
 - Beach**
 - Community Centres**
 - Conservation Areas**
 - Court House**
 - Firehalls**
 - Ambulance Bases**
 - Hospital**
 - Industrial Park**
 - Library**
 - College, Public**
 - Secondary, Catholic**
 - Elementary/Secondary, Public; Secondary, Public**
 - Elementary, Private; Elementary, Public**
 - Elementary, Catholic**
 - Licensed Child Care**
 - Long Term Care Facilities**
 - Marinas**
 - Museum and Art Galleries**
 - Pools**
 - Police**
 - Post Offices**
 - Skateboard Park**
 - Soccer Fields**
 - Splash Pad**
 - Tennis Courts**
 - Sanitary Infrastructure**
 - Water Treatment Control Plant**
 - Water Infrastructure**
 - Water Treatment Plant**
 - Sanitary Sewer Mains**
 - Watermains**
 - Preliminary Growth Areas Under Review**
 - Downtown OP**
 - Urban Area Boundary**
 - Hamlet Area Boundary**
 - Resort Area Boundary**
 - Walking & Hiking Trails**
 - Cemetery**
 - Conservation Areas**
 - Golf Courses**
 - Parks**
 - WHPA A**
 - WHPA B**
 - WHPA C**
 - WHPA D**
- Official Plan Land Use Designations**
- Agricultural
 - CBD; Commercial; Shopping Centre Commercial
 - Downtown
 - Hamlet
 - Hazard Lands
 - Industrial
 - Major Institutional
 - Major Public Infrastructure
 - Mixed Residential/Commercial
 - Parks & Open Space
 - Provincially Significant Wetland
 - Urban Residential

POPULATION FORECAST

Period	PORT ROWAN Population Forecast*	NORFOLK Population Forecast*
2021 Census	1,445	67,490
2021 - 2026	1,545 - 1,739	70,750 - 71,692
2026 - 2031	1,655 - 2,033	73,850 - 75,894
2031 - 2036	1,865 - 2,327	77,250 - 80,096
2036 - 2041	2,145 - 2,621	80,570 - 84,298
2041 - 2046	2,485 - 2,915	83,730 - 88,500
2046 - 2051	2,895 - 3,209	87,020 - 92,702
TOTAL INCREASE	1,450 - 1,764	19,530 - 25,212

* Watson Report

PERMANENT HOUSING FORECAST

Period	PORT ROWAN Total Dwellings*	NORFOLK Total Dwellings*
2021 Census	788	27,594
2021 - 2026	828 - 910	28,954 - 29,330
2026 - 2031	878 - 1,032	30,334 - 31,066
2031 - 2036	958 - 1,154	31,744 - 32,802
2036 - 2041	1,078 - 1,276	33,174 - 34,538
2041 - 2046	1,218 - 1,398	34,574 - 36,274
2046 - 2051	1,398 - 1,520	35,924 - 38,010
TOTAL INCREASE	610 - 732	8,330 - 10,416

* Watson Report

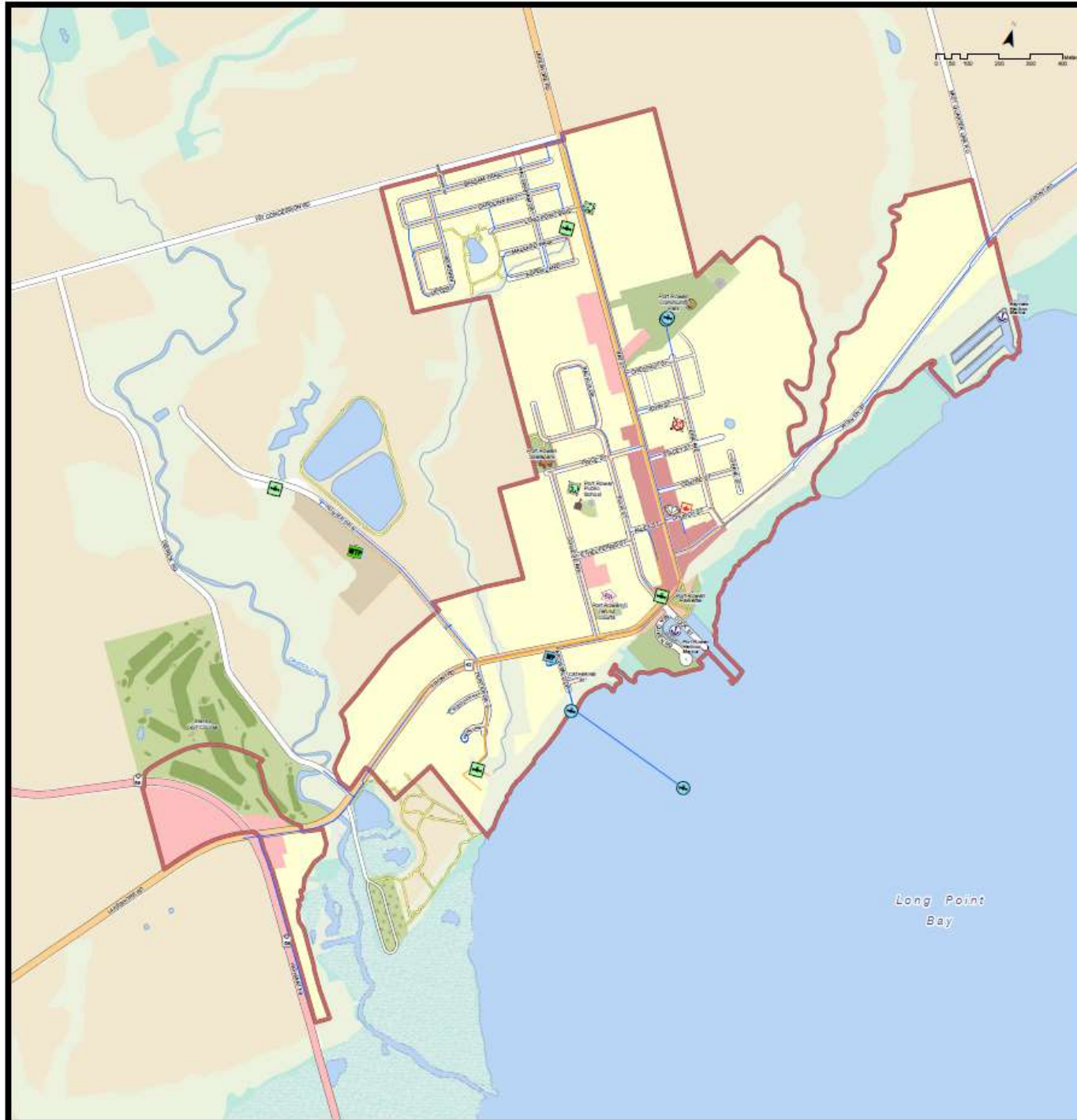
EMPLOYMENT FORECAST

Period	PORT ROWAN Employment Growth Forecast*	NORFOLK Employment Growth Forecast*
2021 - 2026	40	1,220
2026 - 2031	20	1,130
2031 - 2036	60	1,230
2036 - 2041	80	1,240
2041 - 2046	110	1,200
2046 - 2051	110	1,220
TOTAL INCREASE	420	7,240

* Watson Report

ANTICIPATED COMMUNITY FACILITIES & UPGRADES

- Water Treatment Facility Upgrades (2023/2024)
- Dog Park (2029)



PORT ROWAN

Legend

- Ball Parks
- Beach
- Community Centres
- Conservation Areas
- Court House
- Firehalls
- Ambulance Bases
- Hospital
- Industrial Park
- Library
- College, Public
- Secondary, Catholic
- Elementary/Secondary, Public; Secondary, Public
- Elementary, Private; Elementary, Public
- Elementary, Catholic
- Licensed Child Care
- Long Term Care Facilities
- Marinas
- Museum and Art Galleries
- Pools
- Police
- Post Offices
- Skateboard Park
- Soccer Fields
- Splash Pad
- Tennis Courts
- Sanitary Infrastructure
- Water Treatment Control Plant
- Water Infrastructure
- Water Treatment Plant
- Sanitary Sewer Mains
- Watermains
- Preliminary Growth Areas Under Review
- Downtown OP
- Urban Area Boundary
- Hamlet Area Boundary
- Resort Area Boundary
- Walking & Hiking Trails
- Cemetery
- Conservation Areas
- Golf Courses
- Parks
- WHPAA
- WHPA B
- WHPA C
- WHPA D

Official Plan Land Use Designations

- Agricultural
- CBD; Commercial; Shopping Centre Commercial
- Downtown
- Hazard Lands
- Major Public Infrastructure
- Parks & Open Space
- Provincially Significant Wetland
- Urban Residential
- Urban Waterfront

Growth Management Study COMMUNITY INFRASTRUCTURE

POPULATION FORECAST

Period	SIMCOE Population Forecast*	NORFOLK Population Forecast*
2021 Census	16,182	67,490
2021 - 2026	17,072 - 17,443	70,750 - 71,692
2026 - 2031	17,962 - 18,704	73,850 - 75,894
2031 - 2036	18,962 - 19,965	77,250 - 80,096
2036 - 2041	19,952 - 21,226	80,570 - 84,298
2041 - 2046	20,872 - 22,487	83,730 - 88,500
2046 - 2051	21,752 - 23,748	87,020 - 92,702
TOTAL INCREASE	5,570 - 7,566	19,530 - 25,212

* Watson Report

PERMANENT HOUSING FORECAST

Period	SIMCOE Total Dwellings*	NORFOLK Total Dwellings*
2021 Census	7,443	27,594
2021 - 2026	7,883 - 7,954	28,954 - 29,330
2026 - 2031	8,323 - 8,485	30,334 - 31,066
2031 - 2036	8,773 - 9,005	31,744 - 32,802
2036 - 2041	9,223 - 9,527	33,174 - 34,538
2041 - 2046	9,623 - 10,048	34,574 - 36,274
2046 - 2051	9,983 - 10,569	35,924 - 38,010
TOTAL INCREASE	2,540 - 3,126	8,330 - 10,416

* Watson Report

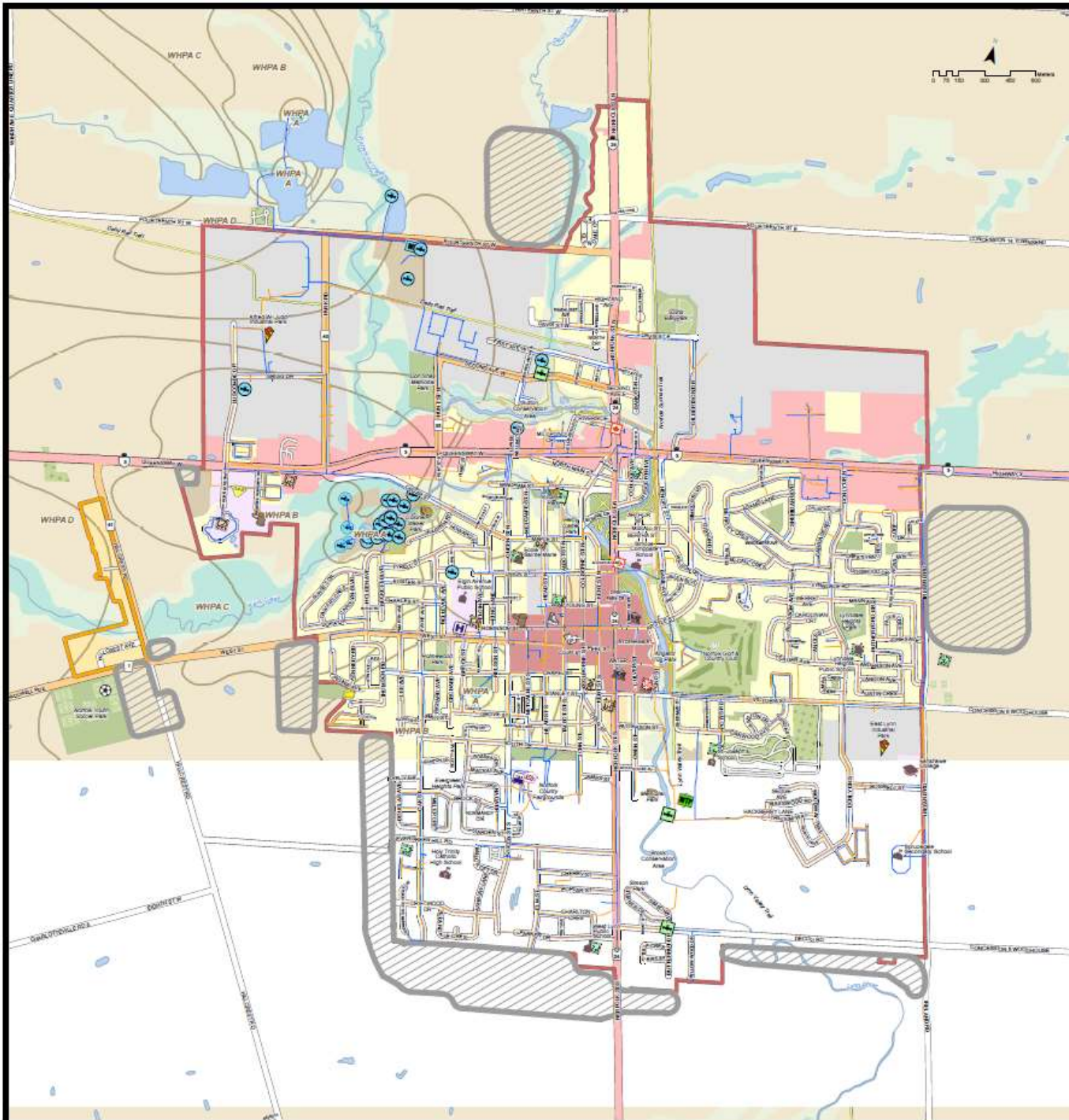
EMPLOYMENT FORECAST

Period	SIMCOE Employment Growth Forecast*	NORFOLK Employment Growth Forecast*
2021 - 2026	350	1,220
2026 - 2031	340	1,130
2031 - 2036	370	1,230
2036 - 2041	390	1,240
2041 - 2046	370	1,200
2046 - 2051	350	1,220
TOTAL INCREASE	2,170	7,240

* Watson Report

ANTICIPATED COMMUNITY FACILITIES & UPGRADES

- Downtown Simcoe Plan (2023+)
- Two-Zone Floodplain Study-Simcoe (2025)
- Simcoe Soccer Park - Future Development (2023)
- Simcoe Youth Soccer Development - Spectator Benches (2023)
- Ireland Road Watermain (2023/Developer Driven)
- NE Well (current - 2024)
- Watermain Interconnection - Simcoe - Waterford
- Simcoe Rec Centre Expansion and Reno (2024)
- Simcoe Fire Station #1 (2028 - 2029)



Legend

- Arenas
- Ball Parks
- Beach
- Community Centres
- Conservation Areas
- Court House
- Firehalls
- Ambulance Bases
- Hospital
- Industrial Park
- Library
- College, Public
- Secondary, Catholic
- Elementary/Secondary, Public, Secondary, Public
- Elementary, Private, Elementary, Public
- Elementary, Catholic
- Licensed Child Care
- Long Term Care Facilities
- Marinas
- Museum and Art Galleries
- Pools
- Police
- Post Offices
- Skateboard Park
- Soccer Fields
- Splash Pad
- Tennis Courts
- Sanitary Infrastructure
- Water Treatment Control Plant
- Water Infrastructure
- Water Treatment Plant
- Sanitary Sewer Mains
- Watermains

Preliminary Growth Areas Under Review

- Downtown CP
- Urban Area Boundary
- Harriet Area Boundary
- Resort Area Boundary
- Walking & Hiking Trails

- Cemetery
- Conservation Areas
- Golf Courses
- Parks
- WHPA A
- WHPA B
- WHPA C
- WHPA D

Official Plan Land Use Designations

- Agricultural
- CBD, Commercial; Shopping Centre Commercial
- Downtown
- Harriet
- Hazard Lands
- Industrial
- Major Institutional
- Major Public Infrastructure
- Mixed Residential/Commercial
- Parks & Open Space
- Provincially Significant Wetland
- Urban Residential

Growth Management Study COMMUNITY INFRASTRUCTURE

POPULATION FORECAST

Period	WATERFORD Population Forecast*	NORFOLK Population Forecast*
2021 Census	4,208	67,490
2021 - 2026	4,758 - 4,796	70,750 - 71,692
2026 - 2031	5,288 - 5,384	73,850 - 75,894
2031 - 2036	5,808 - 5,972	77,250 - 80,096
2036 - 2041	6,288 - 6,560	80,570 - 84,298
2041 - 2046	6,748 - 7,148	83,730 - 88,500
2046 - 2051	7,198 - 7,736	87,020 - 92,702
TOTAL INCREASE	2,990 - 3,528	19,530 - 25,212

* Watson Report

PERMANENT HOUSING FORECAST

Period	WATERFORD Total Dwellings*	NORFOLK Total Dwellings*
2021 Census	1,818	27,594
2021 - 2026	2,028 - 2,061	28,954 - 29,330
2026 - 2031	2,248 - 2,304	30,334 - 31,066
2031 - 2036	2,458 - 2,547	31,744 - 32,802
2036 - 2041	2,668 - 2,790	33,174 - 34,538
2041 - 2046	2,868 - 3,033	34,574 - 36,274
2046 - 2051	3,078 - 3,276	35,924 - 38,010
TOTAL INCREASE	1,260 - 1,458	8,330 - 10,416

* Watson Report

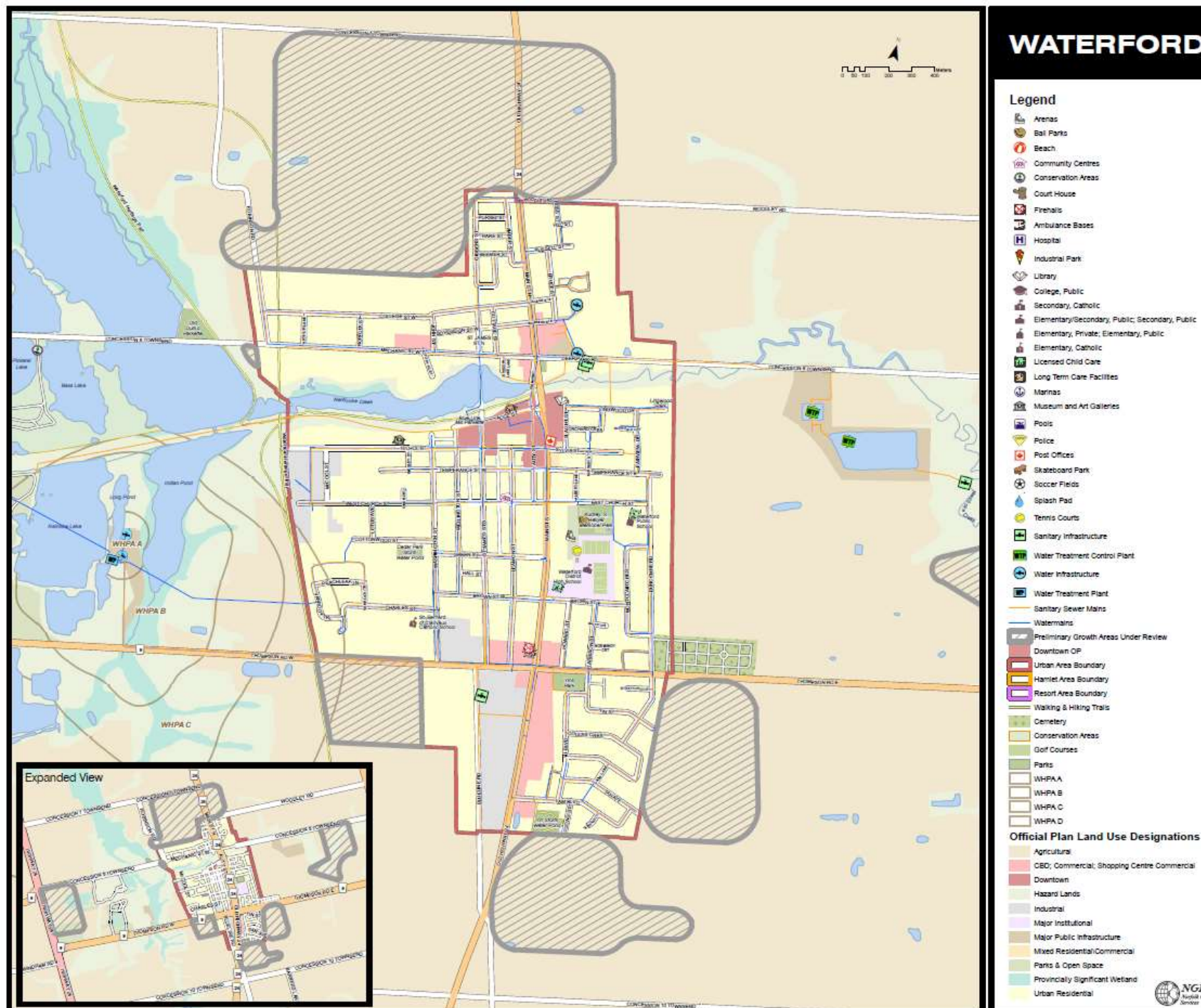
EMPLOYMENT FORECAST

Period	WATERFORD Employment Growth Forecast*	NORFOLK Employment Growth Forecast*
2021 - 2026	200	1,220
2026 - 2031	170	1,130
2031 - 2036	180	1,230
2036 - 2041	170	1,240
2041 - 2046	160	1,200
2046 - 2051	170	1,220
TOTAL INCREASE	1,050	7,240

* Watson Report

ANTICIPATED COMMUNITY FACILITIES & UPGRADES

- Waterford EMS Base #3 (2023 - 2024)
- Waterford Library - Courtyard Enclosure (2024)
- Waterford Elevated Storage Tank (2025)
- Downtown Waterford Plan (2025)



Growth Management Study COMMUNITY INFRASTRUCTURE

POPULATION FORECAST

Period	PORT DOVER Population Forecast*	NORFOLK Population Forecast*
2021 Census	8,070	67,490
2021 - 2026	8,980 - 9,204	70,750 - 71,692
2026 - 2031	9,910 - 10,338	73,850 - 75,894
2031 - 2036	10,820 - 11,472	77,250 - 80,096
2036 - 2041	11,710 - 12,606	80,570 - 84,298
2041 - 2046	12,560 - 13,740	83,730 - 88,500
2046 - 2051	13,400 - 14,874	87,020 - 92,702
TOTAL INCREASE	5,330 - 6,804	19,530 - 25,212

* Watson Report

PERMANENT HOUSING FORECAST

Period	PORT DOVER Total Dwellings*	NORFOLK Total Dwellings*
2021 Census	4,133	27,594
2021 - 2026	4,493 - 4,602	28,954 - 29,330
2026 - 2031	4,873 - 5,071	30,334 - 31,066
2031 - 2036	5,253 - 5,540	31,744 - 32,802
2036 - 2041	5,633 - 6,009	33,174 - 34,538
2041 - 2046	6,013 - 6,478	34,574 - 36,274
2046 - 2051	6,383 - 6,947	35,924 - 38,010
TOTAL INCREASE	2,250 - 2,814	8,330 - 10,416

* Watson Report

EMPLOYMENT FORECAST

Period	PORT DOVER Employment Growth Forecast*	NORFOLK Employment Growth Forecast*
2021 - 2026	230	1,220
2026 - 2031	240	1,130
2031 - 2036	250	1,230
2036 - 2041	240	1,240
2041 - 2046	220	1,200
2046 - 2051	220	1,220
TOTAL INCREASE	1,400	7,240

* Watson Report

ANTICIPATED COMMUNITY FACILITIES & UPGRADES

- Water Treatment Plant Upgrades (2023)



PORT DOVER

Legend

- Arenas
- Ball Parks
- Beach
- Community Centres
- Conservation Areas
- Court House
- Firehalls
- Ambulance Bases
- Hospital
- Industrial Park
- Library
- College, Public
- Secondary, Catholic
- Elementary/Secondary, Public; Secondary, Public
- Elementary, Private; Elementary, Public
- Elementary, Catholic
- Licensed Child Care
- Long Term Care Facilities
- Marinas
- Museum and Art Galleries
- Pools
- Police
- Post Offices
- Skateboard Park
- Soccer Fields
- Splash Pad
- Tennis Courts
- Sanitary Infrastructure
- Water Treatment Control Plant
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- Resort Area Boundary
- Walking & Hiking Trails
- Cemetery
- Conservation Areas
- Golf Courses
- Parks
- WHPAA
- WHPA B
- WHPA C
- WHPA D

Official Plan Land Use Designations

- Agricultural
- CBD; Commercial; Shopping Centre Commercial
- Downtown
- Hazard Lands
- Industrial
- Major Institutional
- Major Public Infrastructure
- Mixed Residential/Commercial
- Parks & Open Space
- Provincially Significant Wetland
- Urban Residential
- Urban Waterfront

Growth Options Summary

On a County-wide level, there is sufficient land to accommodate growth in the urban

At the Urban Areas level, there is a deficiency in ability to accommodate growth

A review of appropriateness of potential boundary expansion lands and allocation is necessary

Land Evaluation and Area Review (LEAR) Study



LEAR Study

Purpose of a LEAR Study

A LEAR study confirms the location of prime agricultural land and areas, while simultaneously identifying what is not considered to be prime agricultural land. It forms part of the comprehensive review.

Provincial Policy Statement, 2020 (PPS)

- 1) provides the framework to enable this exercise through a provincially approved land evaluation system and methodology.
- 2) Enables municipalities to establish "Rural Lands" as long as they do not compromise prime agricultural areas, which the LEAR study helps to identify.

LEAR Method and principles:

- A LEAR study is comprised of **two** major components:
 - **Land Evaluation (LE)**, which assesses inherent soil and climatic conditions for agriculture. This is done by using mapping (GIS systems) to identify and compare the agricultural capability for common field crops.
 - **Area Review (AR)**, which considers other factors important to agricultural potential such as fragmentation of the land base and how land is used. The AR components were shaped with the help of the Agricultural Advisory Committee.
- The LE and AR components are combined to provide an overall LEAR score for each evaluation unit in the study area.
- Areas with high evaluation unit scores indicate that the area has high agricultural potential and suitability for long-term agricultural activities.

We want to hear from you!



Virtual Survey

Feedback Board

Discussion

Share your thoughts on ENGAGENORFOLK

About

Engagement Sessions and Surveys

Questions

Ideas

Map



norfolkcounty.ca

Thank you

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