



Working together with our community

Council-In-Committee Meeting – December 14, 2021

Subject: Growth Management Study – Volume 1: Context Report

Report Number: CD 21-69
Division: Community Development
Department: Planning
Purpose: For Information

Executive Summary:

Volume I of the Grow Norfolk study (attached as Appendix A) is a component of Phase 2A of the overall growth management study, as described in the terms of reference (Report CD 21-47). It is intended to complement the work completed by Watson & Associates Economists Ltd. as presented through Report CD 21-129 and provide an overview of legislative and provincial policy direction as it related to Norfolk County regarding growth management. Volume I aims to identify development trends and summarize growth management principles as well as provide an overview of the existing community structure to establish a baseline for the comprehensive review.

Discussion:

The attached report is Volume I of the Growth Management Study and a component of Phase 2A, as described in the terms of reference (Report CD 21-47). It is intended to provide a detailed overview of the benefits of developing a growth management strategy and complement the work completed by Watson & Associates Economists Ltd as presented through Report CD 21-129. Grow Norfolk Volume I aims to outline the existing legislative and policy foundation that applies to Norfolk County, identify development trends and summarize growth management principles as well as provide an overview of the existing community structure to establish a baseline for the comprehensive review.

The report answers the following questions:

- What is a growth management study?
- What is a comprehensive review?
- How does a growth management study relate to an Official Plan?

It also provides an overview of the *Planning Act* requirements and policy directives of the Provincial Policy Statement, Council's Strategic Priorities and the Norfolk County

Official Plan. The legislative requirements and policy direction provided the foundation for identifying themes for the growth management principles that will be determined after feedback from the public has been provided. In addition, a scan of municipal growth management studies informed establishing the topics of consideration for the Grow Norfolk study. The topics explored in the attached report include:

- Agricultural Land;
- Intensification;
- Sustainability;
- Natural Heritage Systems, Increased Flood Risk and protection of Lake Erie; and
- Economic Development and Employment Lands.

To contribute to establishing the baseline of information to be used for the comprehensive review, urban area profiles based on an evaluation of the Official Plan land use designations and available GIS information were created. The profiles provide a map, the percentage of land by official plan land use designation, current population, forecasted population, units and jobs as well as a map of the amenities within each urban area.

Financial Services Comments:

The report as presented does not contain any direct financial implications.

The Growth Management Study, along with the Official Plan, will guide staff during the development of the annual 10 Year Capital Plan and Asset Management Plan.

Interdepartmental Implications:

There are no interdepartmental implications anticipated as a result of this report. The overall Growth Management Study is an opportunity for each Division to coordinate and plan for the anticipated long-term needs of Norfolk County.

Consultation(s):

Formal public consultation regarding the report will occur during the Grow Norfolk study kick-off engagement session where staff will be seeking feedback on the Growth Management principles and associated initiatives related to the overall project. The kick-off session is anticipated to occur in the first quarter of 2022.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priorities "Foster Vibrant, Creative Communities", "Create an Optimal Place for Business" "Build and Maintain Reliable, Quality Infrastructure" "Focus on Service" and "Build Solid Foundations".

Explanation:

The Growth Management Study aligns with each of the strategic priorities identified by Council. Volume I of the Grow Norfolk study is intended to complement the work completed by Watson & Associates Economists Ltd. It outlines the foundational information required to focus a long range planning study, which is intended to provide direction so that Norfolk County can continue to facilitate the development of a beautiful, safe neighbourhood with a strong sense of community while promoting opportunities for a diverse and attractive mix of housing options with the intention of increasing affordability.

Strong long-term forecasts for economic development will help Norfolk County to foster an environment for growth and innovation, with the expectation of creating new partnerships and forward thinking approaches.

Collaborating with County departments, such as Environmental & Infrastructure Services and Corporate Services, will ensure that long-term infrastructure planning is proactive and a strategy to address future water and wastewater capacity is sufficient to support the anticipate demand for development within Norfolk County. Understanding the population and economic forecasts will assist with prioritizing long-term infrastructure projects and lead to a more streamlined process for reviewing development applications and building permits.

This report provides foundational information that will form the basis of recommendations towards a strategy for Norfolk County to accommodate the anticipated long term growth in a financially sustainable way, including effective long-term asset management practices and the County's future success.

Conclusion:

In conclusion, the attached report contributes to establishing the foundational information for the Grow Norfolk study. It provides guidance for developing growth management principles that will inform each phase of the study and identifies topics of consideration for Norfolk County when assessing whether or not policy amendments are required to achieve the municipality's growth objectives.

Recommendation(s):

THAT Report CD 21-69, Growth Management Study – Volume 1: Context Report for OPNPL2021354, be received for information.

Attachment(s):

Appendix A – Grow Norfolk Study - Volume 1: Context Report

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