



# TOWNSHIP OF SCUGOG OFFICIAL PLAN UPDATE

## GROWTH MANAGEMENT DISCUSSION PAPER

APRIL 2007 (Version 2)



# TABLE OF CONTENTS

1.0	INTRODUCTION .....	1
2.0	POPULATION .....	1
3.0	EMPLOYMENT.....	3
4.0	EXISTING PROJECTIONS.....	4
4.1	Township Official Plan.....	5
4.2	Development Charge Study .....	6
5.0	POLICIES INFLUENCING FUTURE GROWTH .....	7
5.1	Provincial Policy Statement .....	7
5.2	Greenbelt Plan.....	7
5.3	Growth Plan for the Greater Golden Horseshoe.....	8
6.0	DEMAND ANALYSIS.....	9
6.1	Residential Demand.....	9
6.1.1	Population Projections .....	9
6.1.2	Residential Construction .....	12
6.1.3	Dwelling Unit Inventory (Urban and Rural).....	13
6.1.4	Housing Needs .....	14
6.1.5	Hamlets.....	15
6.2	Employment Land Needs .....	17
7.0	SUPPLY ANALYSIS.....	19
7.1	Residential Supply.....	19
7.2	Employment Supply .....	22
8.0	RECOMMENDATIONS .....	23

## 1.0 INTRODUCTION

The purpose of this report is to review building, population and household trends for the Township of Scugog and estimate the amount of residential and employment land that will be required to meet future demands. This information will be used in the update of the Township Official Plan.<sup>1</sup>

The Provincial Policy Statement, Greenbelt Plan and Growth Plan for Greater Golden Horseshoe will have an impact on land use and growth in the Township. These Provincial policies have been taken into consideration as part of this assessment.

## 2.0 POPULATION

Residents in the Township either live in the rural area or in one of several settlements. The largest settlement is the urban area of Port Perry. There are also a number of smaller hamlets, including:

Blackstock*	Caesarea
Epsom	Greenbank
Manchester	Nestleton
Nestleton Station	Seagrave
Utica	

It is noted that Blackstock is recognized as a Town/Village in the Provincial Greenbelt Plan. The community was once incorporated as a separate municipality and has a municipal water system. The

---

<sup>1</sup> The most recent data has been used in the analysis presented in this paper. In some cases, the information is over five years old as most data from the 2006 Census of Canada has yet to be released (with the exception of population statistics).

consequences of this designation are discussed further in the accompanying *Planning Issues Paper* (April 2007).

According to Statistics Canada, the population of the Township grew from 20,173 in 2001 to 21,439 in 2006, as shown in Table 1. This represents an increase of 1,266 people or 6.3% over the five-year period, an average growth of approximately 253 persons per year. It is noted that the Census population data is typically factored up by about 3% to reflect an undercount. On this basis, the 2006 population would be approximately 22,100 people.

**Table 1 - Population Change, 2001 - 2006**

Population		Population Change
2001	2006	2001-2006
20,173	21,439	6.3% or 1,266

Source: Statistics Canada, 2006

Over the 1996-2001 period, the number of households in the Township increased by 625 from 6,445 households in 1996 to 7,070 households in 2001. This represents an annual increase of approximately 125 new households per year.

The housing stock in the Township is primarily comprised of single-family, low-density dwellings (herein referred to as singles). Table 2 illustrates the composition of dwellings by type. Single-detached and semi-detached types account for over 90% of all dwellings.

Based on data generated by the Region of Durham, the estimated ratio of urban/rural households in the Township for 2002 was 42.1%/57.9%. The urban population has been steadily increasing from 38.2% in 1995 to where it is today. It is expected that this trend will continue to 2026.

Table 2 - Structural Type of Dwelling, 1991 - 2001

Type of Dwelling	Year					
	1991		1996		2001	
Single-detached house	5,255	88.2%	5,550	86.1%	6,290	89.0%
Semi-detached house	145	2.4%	200	3.1%	125	1.8%
Row house	80	1.3%	85	1.3%	90	1.3%
Apartment detached house	60	1.0%	135	2.1%	45	0.6%
Apartment building (5+ storeys)	0	0.0%	0	0.0%	5	0.1%
Apartment building (fewer than 5 storeys)	380	6.4%	445	6.9%	485	6.9%
Other single detached house	20	0.3%	20	0.3%	15	0.2%
Movable dwelling	20	0.3%	10	0.2%	15	0.2%
<b>Total</b>	<b>5,960</b>		<b>6,445</b>		<b>7,070</b>	

Source: Statistics Canada, 2001, Durham Region Planning Department

### 3.0 EMPLOYMENT

According to Statistics Canada, the employed labour force 15 years of age and older residing in the Township was 10,185 persons in 1996 and 10,525 persons in 2001. This represents an increase of 340 persons during the five-year period.

Table 3 identifies the prominent employment sectors for residents of the Township in 2001. The majority of people are employed in the Manufacturing and Construction Industries with a significant

portion employed in Other Services, and Wholesale and Retail Trade.

**Table 3 - Labour Force by Industry, 2001**

Industry	% of Labour Force
Agriculture and other Resource Based Industries	7.9%
Manufacturing and Construction Industries	22.2%
Wholesale and Retail Trade	16.5%
Finance and Real Estate	3.7%
Health and Education	15.7%
Business Services	15.7%
Other Services	18.3%

Source: Statistics Canada, 2001

Some of the main employers in the Township include Great Blue Heron Charity Casino, Lakeridge Health, Lake Scugog Lumber, Schneider Foods, and Community Nursing Home. Major retail employers include Canadian Tire, Reid’s Independent Grocer, Port Perry Food Market (Sobey’s), Shoppers Drug Mart, McDonalds and Tim Horton’s, in addition to many specialty retail operators within the Downtown Area.

## **4.0 EXISTING PROJECTIONS**

Two sets of population, household and employment projections currently exist for the Township:

## 4.1 Township Official Plan

The current Official Plan prepared in 1997 projected that the population of the Township would grow to 24,500 people by the year 2021. The increase of about 3,060 people over the remaining 15 years would result in approximately 216 new people per year coming to the Township.

The population of the Township has historically been about 65% rural and 35% urban. The current Official Plan assumes that by 2021 the proportion of the population living in settlement areas would increase to approximately 47%, while the rural share would decline to about 53%.

The distribution of the 2021 population projection based on this urban/rural split results in a population of 11,500 people in the Port Perry Urban Area and 13,000 people in the rural area. This implies that approximately 79% of the population increase would occur in the Port Perry Urban Area, 13% in the hamlets and the remaining 8% in the rural area.

The current Official Plan contemplates a growth rate of approximately 120 residential units per year to the year 2021. Of this growth, approximately 85 units are anticipated to occur in the urban area and 35 units in the rural area. The recent data shows this projection to have been very accurate.

From an employment perspective, the current Official Plan sets a population to employment opportunities ratio of 2:1. Achieving this objective would result in 12,250 employment opportunities in the Township by 2021. The Plan directs this non-residential growth primarily to the Port Perry Urban Area. Continuous employment in agricultural and resource sectors is also encouraged in the Rural Areas.

## 4.2 Development Charge Study

The Development Charge Study prepared by Hemson Consulting in 2004 forecasted that the population of the Township would increase by about 3,000 people over the ten-year period 2004-2013, reaching 23,560 by 2013. Hemson Consulting estimated the “ultimate” population would reach 27,025 people by 2021. Table 4 identifies the historical and future population, households and employment figures contained in the Development Charge Study.

**Table 4 - Population, Household and Employment Projections, 1991 - 2021**

Year	Population	Households	Employment
1991	17,840	5,970	4,850
1996	18,840	6,445	5,500
2001	20,220	7,070	6,800
2006	21,075	7,710	7,430
2011	22,748	8,585	8,290
2016	24,830	9,675	8,920
2021	27,025	10,725	9,500

Source: Hemson Consulting, 2004

In generating the population forecasts, Hemson Consulting took into consideration historical building permit activity, approved and pending planning applications and factors including the Township’s relative location within the Greater Toronto Area (GTA) and the supply of remaining land for urban development.

The Development Charge Study also assumed that approximately 75,000 m<sup>2</sup> (807,300 sq. ft.) of non-residential building space would come on stream between 2004 and 2013. During the post 2013 period to “ultimate” development in 2021, it was forecasted that a further 48,000 m<sup>2</sup> (516,700 sq. ft.) of space would be added.

Over the 10 year period 2004-2013, employment in the Township was projected to grow by about 1,490 jobs. Beyond 2013 to “ultimate” development a further 965 jobs were forecasted to be added.

## **5.0 POLICIES INFLUENCING FUTURE GROWTH**

Since the last projections were prepared, three key Provincial policy documents have been released that will affect future growth in the Township:

### **5.1 Provincial Policy Statement**

The Provincial Policy Statement encourages municipalities to focus growth in settlement areas. The policy statement promotes land use patterns within settlement areas based on higher densities and a mix of land uses which will use land and resources efficiently.

The policy statement requires municipalities to establish and implement minimum targets for intensification and redevelopment within built-up areas. Targets for intensification and redevelopment are to be achieved prior to or concurrent with new development within designated growth areas.

### **5.2 Greenbelt Plan**

The whole Township falls within the area covered by the Greenbelt Plan. The majority of land is designated Protected Countryside and would fall under the sub-category of Prime Agricultural Areas. Port Perry is identified as a Town/Village, with its urban boundary defined as per the Township Official Plan. Blackstock is also designated as a Town/Village in the Plan. The communities of

Caesarea, Epsom, Greenbank, Seagrave, Nestleton, Nestleton Station, Manchester, and Utica are identified as Hamlets.

Several policies in the Greenbelt Plan will affect future growth of the Township. Prime Agricultural areas cannot be redesignated in municipal Official Plans for non-agricultural uses except to implement an upper tier (Durham Region) Plan or when implementing the Greenbelt Plan.

The Greenbelt Plan permits minor rounding out of Hamlets at the time of municipal Official Plan conformity exercises. It also specifies that minor rounding out, infill development, redevelopment and resort development are permitted in shoreline areas along Lake Scugog subject to criteria.

Modest settlement area expansions may be possible for the Port Perry Urban Area at the 10-year review period of the Greenbelt Plan, which will occur in 2014. The Plan encourages municipalities to maintain, intensify and/or revitalize existing towns and villages.

Consent policies in the Greenbelt Plan do not allow for farm retirement lots and require a minimum lot size of 100 acres for a severance within prime agricultural areas and 40 acres within specialty crop areas. It is noted that the Regional Official Plan has had similar policies.

### **5.3 Growth Plan for the Greater Golden Horseshoe**

The whole Township also falls within the area covered by the Growth Plan for the Greater Golden Horseshoe (Places to Grow). The Growth Plan, which builds on the work completed for the Greenbelt Plan, sets out the broad vision for building compact, vibrant and complete live/work communities, while conserving and protecting valuable natural resources and optimizing existing

infrastructure. The Plan provides a vision to manage growth, while respecting the diversity of communities.

The Growth Plan looks to manage population and growth by directing a significant portion of new growth to the built-up areas of a community through intensification. By the year 2015 and for each year after, a minimum of 40% of all residential development occurring annually within each upper and single-tier municipality is to occur within the defined built-up area.

The Township has traditionally experienced relatively low density residential development primarily on greenfields as opposed to intensification. This will require a change in the approach in the approval of new residential development in the next decade and beyond.

## **6.0 DEMAND ANALYSIS**

### **6.1 Residential Demand**

#### **6.1.1 Population Projections**

Two standard methods of forecasting have been used to update the future population projections for the Township. A review of Statistics Canada information was undertaken to determine historical trends. In addition the following was considered:

- Population projections from the Region of Durham;
- Projections by Hemson Consulting for the Development Charge Study;
- Historical building permit activity;
- Approved and pending planning applications; and
- The Oak Ridges Moraine Conservation and Greenbelt Plans.

The Greenbelt Plan policies will impact development for at least the next ten years (2005-2014). As a result, it would appear that the projections generated by Hemson Consulting for the Development Charge Study may be overstated. Hemson estimated the population to be 27,025 in 2021. Extrapolating a similar percentage increase for the subsequent 5-year period would result in population forecasts of 28,650 by 2026 and 30,365 by 2031.

By contrast, the population projections in the current Official Plan appear modest. They did not anticipate the high growth of the GTA and the spillover effect on the Township over the past several years. The projections, made in 1997, were based on historical building permit data and previous Census information. Estimates were generated to the year 2021 with a population of 24,500 projected. If these numbers were extrapolated to the year 2026, the population would be less than the Hemson Consulting numbers or the most recent forecasts prepared by the Region of Durham.

The population projections used in the current Official Plan assumed that development in the hamlets would account for about 21% of the growth in the Township. Since the adoption of the Official Plan only limited growth has occurred in these areas.

Recent projections generated by the Region of Durham have forecasted the population for the Township to reach 25,860 by 2026. This is based on the assumption that birth rates are declining, death rates are increasing and that the bulk of the population increase will be as a result of in-migration to the area.

Based on the three sets of data available it is possible to forecast a population for Scugog that recognizes recent growth in the Township and encompasses the assumptions made with respect to each of the existing forecasts. The forecasted population must also recognize the effects of the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Regional Official Plan policies on development in rural areas.

Table 5 below compares the population forecasts from the Development Charge Study, the current Township Official Plan and the recent Regional Official Plan Review. The forecasted population in the last column of the table is an average of the three sets of data where available. Whereas the Hemson Consulting projections would not have included the 2004 and possibly the 2003 building permit data, the forecasted population recognizes the extent of development that occurred in 2001-2004. The population forecasts also acknowledge the revised Region of Durham population projections from June 2005.

**Table 5 - Population Forecasts, 2001 - 2031**

Year	DC Study Forecasts (2004)	Current Township Official Plan (2000)	Durham Region Forecast (2004)***	Census Data*****	Forecasted Population
2001	20,220	20,220	21,025****	20,173	20,220
2006	21,075	21,280**	22,890	21,439	21,750
2011	22,748	22,395**	23,240		22,795
2016	24,830	23,550**	24,685		24,355
2021	27,025	24,500	25,575		25,700
2026	28,650*		25,860		27,250
2031	30,365*		26,120		28,245

Sources: Hemson Consulting, 2004, Township of Scugog Official Plan, 2000, Durham Region Planning Department (Population, Employment and Urban Land Discussion Paper), 2004, Statistics Canada, Census of Canada.

\* Extrapolations based on previous years

\*\* Projections based on 2001 and 2004 estimates

\*\*\* Durham Region Planning Department, June, 2005 (forecasts as revised)

\*\*\*\* Includes undercount in Census data

\*\*\*\*\* Does not include undercount in Census data

Beyond the year 2021 there are only two sets of data to review. Based on any changes that may come about as a result of the review

of the Greenbelt Plan in 2014, it is probable to assume that these numbers may accurately reflect the potential for population growth in these years. For the purposes of this report, a 2031 population of 28,245 will be used.

### 6.1.2 Residential Construction

Residential construction over the years 2002 and 2006 accounted for an estimated 1,933 additional residents, as Table 6 shows. Adding this to the 2001 Census figure results in a population of approximately of 22,106 for 2006, which is slightly higher than the Census figure of 21,439. Adjusting for the 3% undercount of Census data, this figure would be very close to the Census adjusted number of 22,100 for the year 2006.

**Table 6 - New Residential Construction, 2002 - 2006**

Year	New Residential Units Constructed	Household Size*	Population Generated
2002	189	2.82	533
2003	156	2.80	437
2004	89	2.78	247
2005	188	2.76	519
2006	72	2.74	197
<b>Total</b>	<b>694</b>		<b>1,933</b>
<b>Ave. / Year</b>	<b>139</b>		<b>387</b>

Source: Township of Scugog Building Department, 2007

\* Household size used from Development Charge Study prepared by Hemson Consulting, 2004

The Development Charge Study projected a steadily declining household size from 1991 to 2026. It is anticipated that the household size, although it will continue to decline, will generate a greater need for new types of residential development within the Township.

### 6.1.3 Dwelling Unit Inventory (Urban and Rural)

Table 7 provides an inventory of the urban and rural dwelling units in the Township for the years 1991, 1996 and 2001 based on data provided by the Region of Durham. It also shows the percentage of dwelling units located in the urban versus the rural area. The urban percentage has increased over this period and is forecast to grow in the future, as noted above.

**Table 7 - Urban and Rural Residential Dwelling Units, 1991 - 2001**

Year	Urban Units	Rural Units	Total	Percentage Urban
1991	2,366*	3,771*	6,137	38.6*
1996	2,544	3,977	6,521	39.0
2001	3,028	4,229	7,257	41.7

Source: Durham Region Planning Department, 2004

\* Estimated

Between 1991 and 1996 there were approximately 384 units constructed, for an average of about 77 units per year. Between 1996 and 2001 there were approximately 736 units constructed for an average of about 148 units per year.

In January 2006, the Region of Durham released dwelling forecasts by local municipality for every five years between 2001 and 2031. The forecasts for the Township are shown in Table 8. The total dwelling counts were split between low density units (singles) and higher density units (units other than singles). A dwelling unit split of 70% singles - 30% others was considered to be an appropriate mix to achieve a gross density of 17 units per hectare (7 units per acre) in new and greenfield areas. This figure is generally consistent with the densities planned for Greenfield development in the Growth Plan.

**Table 8 - Urban Dwelling Unit Forecasts, 2001 - 2031**

Year	Singles	Others	Total
2001	2,310	715	3,025
2006	2,895	785	3,680
2011	3,280	950	4,230
2016	3,665	1,120	4,785
2021	3,890	1,210	5,085
2026	3,930	1,230	5,215
2031	3,955	1,240	5,295

Source: Durham Region Planning Department, January 2006

The Region of Durham forecasts an additional 1,060 single and 455 other than single urban dwelling units from 2006 to 2031 for the Township.

#### 6.1.4 Housing Needs

The projected population increase for the 25-year period extending from 2006 to 2031 would be approximately 6,800 persons utilizing the Census population for the 2006 base year. Based on a household size of 2.57 (Hemson Consulting projected household size for 2026) there will be a need for about 2,645 housing units to be built between 2006 and 2031, resulting in an average of 106 units per year.

Residential development in the Township has traditionally been heavily weighted to single detached dwellings. There is a need to encourage a greater range of housing to meet the needs of young families and retirees. The future housing mix should recognize the attractiveness of the community for retirement and lifestyle housing particularly for seniors, but should also accommodate new young families to the area. The Provincial Policy Statement directs municipalities to identify and promote opportunities for

intensification and redevelopment and provide for an appropriate range and mix of residential accommodation.

As noted above, the Region of Durham has generated its forecasts based on a 70-30 unit split. Given the relatively high proportion of existing single-family development (91-9 unit split) in the Township it is more realistic to forecast a 75-25 unit split for future development. Achieving this split will still require a considerable change from the housing forms that have historically been built.

**Table 9 - Proposed Housing Mix**

Dwelling Type	2001		2031		
	Existing		Projected Based on 2001 Splits	Proposed Based on 75-25 Split	
	Units*	%	Units	%	Units
Single/Semis/Duplex	6,415	90.8%	2,402	75	1,985
Row/Townhouse	90	1.3%	34	10	265
Apartment	535	7.6%	201	15	395
Other	30	0.3%	8		
<b>Total</b>	<b>7,070</b>		<b>2,645</b>		<b>2,645</b>

\* Durham Region Planning Department, 2004

Table 9 shows that this housing mix would result in a proposed split of 1,985 single/semi units, 265 row/townhouse units and 395 apartment units.

### 6.1.5 Hamlets

As part of the Regional Official Plan review, hamlet growth potential and ultimate hamlet size have been estimated assuming

the number of units in each hamlet could grow by 25%. Table 10 identifies the residential units estimated.

Of the 2,645 units proposed for the Township, the hamlets would need to accommodate approximately 333 or 12.5% of the growth. This would leave the balance to be accommodated in the rural area and Port Perry Urban Area.

**Table 10 - Growth in the Hamlets**

Hamlet	Estimated Existing (2000)	Estimated Growth Potential (25%)	Ultimate Hamlet Size
	(units)	(units)	(units)
Blackstock	274	69	343
Caesarea	364	91	455
Epsom	43	12	55
Geenbank	197	49	246
Manchester	44	20	64
Nestleton	24	6	30
Nestleton Station	73	40	113
Seagrave	114	38	152
Utica	32	8	40
<b>Total</b>	<b>1,165</b>	<b>333</b>	<b>1,498</b>

Source: Durham Region Planning Department, 2005

Given the provisions of the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Provincial Policy Statement and Regional Official Plan, it is reasonable to assume very limited growth in the rural areas. Using a growth split of 80% Urban and 20% for Hamlets and Rural areas would appear appropriate.

## 6.2 Employment Land Needs

For the Development Charge Study, Hemson Consulting generated the employment figures shown in Table 4 above to the year 2021 based on Statistics Canada data for the Township. Table 11 provides the projected employment growth to the year 2031 resulting from extrapolating this data. Employment growth of 3,330 new jobs is projected over the 2001 - 2031 period.

**Table 11 - Employment Growth, 2001 - 2031**

Year	Employment
2001	6,800
2006	7,430
2011	8,290
2016	8,920
2021	9,500
2026	10,130*
2031	10,760*

Source: Hemson Consulting, 2004

\* Extrapolated based on previous years

Assuming a 50m<sup>2</sup> ratio of space per employee, there would be a requirement for 166,500 m<sup>2</sup> (1,792,200 sq. ft.) of additional non-residential floor space over the next 25 years (2006-2031). Further, assuming a land coverage of approximately 30% this would result in a need for a total of 554,500 m<sup>2</sup> (5,968,600 sq. ft.) of land or 55.5 ha (137.0 ac.) to the year 2031 according to the Development Charge Study projections.

An historical analysis of construction for Employment lands is shown in Table 12:

**Table 12 - Historical Floor Space Additions (m<sup>2</sup>)**

Year	Industrial	Commercial	Institutional	Total
1994	870	2,680	0	3,550
1995	0	1,570	250	1,820
1996	3,300	350	0	3,650
1997	1,050	1,710	90	2,850
1998	2,320	1,630	70	4,020
1999	1,480	3,220	2,100	6,800
2000	400	3,630	2,510	6,540
2001	600	900	100	1,600
2002	1,010	4,100	0	5,110
2003	2,890	7,000	0	9,890
2004*	3,937	1,728	0	5,665
2005*	2,426	688	214	3,328
2006*	1,714	1,643	279	3,636
<b>Total</b>	<b>21,997</b>	<b>30,849</b>	<b>5,613</b>	<b>58,459</b>
<b>Ave./ Year</b>	<b>1,692</b>	<b>2,373</b>	<b>432</b>	<b>4,497</b>

Source: Hemson Consulting Study, 2004 (Statistics Canada, Building Permit Data, Capital Expenditure Price Statistics)

\*Source: Scugog Building Department, 2007

Based on the above historical information there is an average need for approximately 4,497 m<sup>2</sup> per year (48,407 sq. ft.) of new non-residential floor space within the Township. In 25 years, to the year 2031, there would be a minimum need for approximately 112,425 m<sup>2</sup>. Assuming 30% lot coverage would result in a minimum need for 374,750 m<sup>2</sup> or 37.5 ha (92.7 ac.) of land. This figure should be considered as 'net' of environmentally sensitive lands, setbacks, buffers and roadways. In order to provide options and opportunities in the marketplace, it is common to double the minimum land area requirements when forecasting employment land needs. Using this assumption, and adding 20% to factor up net

to gross land area, would result in a gross land need of 90.0 ha (222.0 ac.).

By comparison, the Port Perry Industrial Area Background Report (Meridian Planning Consultants, 2005) identified that general industrial development was occurring at approximately 5,000 m<sup>2</sup> (53,900 sq. ft.) per year. On this basis, the Report forecasts a need for 14,864 m<sup>2</sup> (160,000 sq. ft.) of space annually in order to provide twice the yearly consumption rate. By assuming a 25% lot coverage, the Report arrives at a need of 5.95 ha (14.71 ac.) per year. This annual rate results in a 25-year requirement of 148.7 ha (367.4 ac.).

## **7.0 SUPPLY ANALYSIS**

### **7.1 Residential Supply**

As noted in Table 9 above, approximately 2,465 additional residential dwelling units will be required to accommodate the projected population in the year 2031. The current supply of residential land to meet this demand includes existing units, potential lots on residential plans of subdivision and condominium including those registered unbuilt, draft approved and pending as well as vacant designated land within existing urban and rural areas. The available supply of residential lands, as estimated by the Region of Durham, is provided in Table 13.

**Table 13 - Residential Growth Potential of Urban Areas  
(Excluding Intensification)**

Source of Land	Singles	Other	Total
Existing Units*	2,961	789	3,750
Plans of Subdivision / Condominium			
Registered Unbuilt	194	0	194
Draft Approved	212	0	212
Pending	31	52	83
<b>Total</b>	<b>437</b>	<b>52</b>	<b>489</b>
Vacant Land**			
Estimated Net Hectares	28	5	33
Potential Units	429	201	630
<b>Total Growth</b>	<b>866</b>	<b>253</b>	<b>1,119</b>

Source: Durham Region Planning Department (Official Plan Review) June, 2005

\* Existing units to year end 2003

\*\* Densities calculated at 15.3 uph (6.19 upa) for singles and 40.2 uph (16.3 upa) for other

The current supply of draft approved, vacant lots and designated land will produce an estimated 1,119 new dwelling units. This results in a long-term residential need to designate land for 1,346 new dwelling units within the municipality.

The updated Official Plan must take into account the Provincial and Regional policies related to growth in determining where to direct growth. Oak Ridges Moraine Conservation Plan and Greenbelt Plan policies impact rural growth opportunities, but permit limited growth in the shoreline areas. It would appear reasonable to assume that approximately 5% of the total growth in the Township may be accommodated in these areas.

As part of its Official Plan review, the Region estimated Hamlet growth potential in all such settlements within the Region, including the Township as shown above. Based on these figures it is reasonable to assume that 12.5% of the growth can be accommodated in these areas.

While the Provincial Policy Statement and Growth Plan would direct the majority of growth to the Port Perry Urban Area, sewage capacity constraints may limit growth in this area. Assuming that this problem can be resolved, it would be reasonable to assign 82.5% of future growth to the Port Perry urban area. The consequences of alternative growth scenarios will need to be considered through this Official Plan update.

Tables 14 and 15 summarize growth allocation, density and land areas requirements based on these assumptions.

**Table 14 - Housing Supply and Demand, 2031**

Population Projection to 2031	Existing Units (Urban and Rural)* 2001	Potential Supply**	Total New Units Required	Net New Units Needed
28,245	7,257	1,119	2,465	1,346

\* This presumes no existing units taken out of inventory

\*\* This presumes no existing units taken out of inventory

**Table 15 - Housing Breakdown and Land Needs**

Total Units	Urban -82.5%	Hamlet -12.5%	Rural- 5.0%
1,346	1,111	168	68
Land Need*	74 ha (183 ac.)	134.4 ha (332.0 ac.)	54.4 ha (134.4 ac.)

\* Assumes average density of 15 units per ha for Urban, 1.25 units per ha for Hamlet and Rural

This would result in a land need of approximately 74.0 ha (183.0 ac.) within the Port Perry Urban Area, 134.4 ha (332.0 ac.) in the Hamlets and 54.4 ha (134.4 ac.) within the Rural area. The land requirements noted above apply to a greenfield situation. They do not take into consideration the potential and the requirement of the Growth Plan to provide for intensification.

The settlement of Port Perry primarily would be able to accommodate residential intensification. If it were to be assumed that approximately 10% of the new residential development in the Urban Area could be accommodated within the community of Port Perry this would reduce the overall need for additional residential lands.

Table 16 provides three scenarios based on residential intensification of 10%, 15%, and 20%. Given the nature of the past residential split, and limited sites within the community, it may be overly optimistic for the municipality to realize an intensification in excess of 10%.

**Table 16 - Residential Land Needs with Intensification**

Proposed Intensification	Units Required	Land Need
None (0%)	1,111	74.0 ha (183.0 ac.)
10%	1,000	66.6 ha (164.7 ac.)
15%	944	62.9 ha (155.5 ac.)
20%	889	59.2 ha (146.4 ac. )

## 7.2 Employment Supply

Based on projected employment growth and historical non-residential construction activity, there is a requirement for

between 90 and 148 ha of land to accommodate the projected employment to the year 2031.

Through the Port Perry Industrial Area Background Report, it was determined that there are currently 140 ha (345.9 ac.) of vacant designated lands available for development. As such, employment lands currently designated within the Township are sufficient to accommodate the employment projected to 2031.

## 8.0 RECOMMENDATIONS

1. In order to accommodate potential residential development to the year 2031, approximately 74 ha (183 ac.) of land is required in the Port Perry Urban Area, 134.4 ha (332 ac.) in the Hamlets and 54.4 ha (134.4 ac.) in the Rural area. The urban area requirement has the potential to be reduced through intensification opportunities.
2. No additional land is required to accommodate potential non-residential development to the year 2031.
3. The Township may wish to consider alternate designations on lands that may not be suitable for development according to present designations. (Lands in the Port Perry Industrial Park which are environmentally sensitive)
4. In the event that excess employment lands are designated, a development phasing plan should be included in the Plan to stage development.
5. The Provincial Policy Statement requires that sufficient land shall be made available through intensification and redevelopment to meet projected needs for a time horizon of up to 20 years. The municipality may wish to determine a

target for the amount of employment growth that could be accommodated through intensification and redevelopment.

6. The consequences of potential limitations on future growth within the Port Perry Urban Area will need to be considered through the Official Plan update.