



Town of St. Marys **OFFICIAL PLAN REVIEW & UPDATE**

**Council Meeting
September 25, 2018**



Official Plan Review



August 28, 2018 meeting:

Council referred the Official Plan Review back to staff to further research:

- a proposed growth rate of 1.5%; and,
- the implications of the Natural Heritage Study

2 reports on the agenda:

- DEV 44-2018 OPR – Population Projections
- DEV 45-2018 OPR – Natural Heritage System



Population Projections

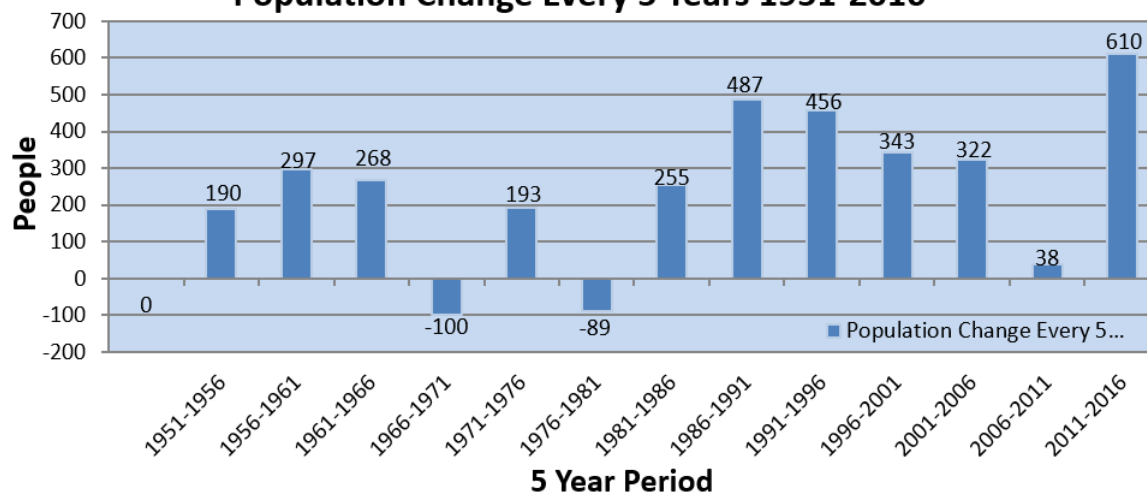


Appendix “A”

Actual Population Growth rates for the Town of St. Marys & the Province of Ontario

Year	St Marys Growth	Ontario Growth Rate
1951-1956	0.95	1.18
1956-1961	1.42	1.15
1961-1966	1.20	1.12
1966-1971	-0.42	1.11
1971-1976	0.83	1.07
1976-1981	-0.37	1.04
1981-1986	1.07	1.06
1986-1991	1.94	1.11
1991-1996	1.66	1.07
1996-2001	1.15	1.06
2001-2006	1.02	1.07
2006-2011	0.11	1.06
2011-2016	1.83	0.92

Population Change Every 5 Years 1951-2016



Population Projections



Ministry of Finance

- Projections for long term growth in the Province have increased
- Projections for Perth County have increased from a 1.2% projected decline between 2012 and 2036 (2013 Ministry update) to a projected 11.4% increase between 2017 and 2041 (2018 Ministry update)
- Projections for Middlesex County remain very strong and the projections for Oxford County have dramatically increased
- Reasonable to expect that there could be increased development activity in the Town with the continued demand for affordable housing and policies in the updated Official Plan to encourage intensification development



Population Projections



1% Growth Rate

- 1,033 new dwelling units would be required to house the projected 2038 population or an average of 51.65 units per year
- Equates to a 24.1 year supply of residential units

1.5% Growth Rate

- 1,516 new dwelling units would be required to house the projected 2038 population or an average of 75.8 units per year
- Equates to 16.4 year supply of residential units – a 273 unit shortfall in the housing stock towards the end of the 20-year planning horizon
- An additional 20.5 hectares of land would be required for residential purposes



Population Projections



1.25% Growth Rate

- For comparison purposes, staff also calculated projected populations based on a 1.25% growth rate
- 1,268 new dwelling units would be required to house the projected 2038 population or an average of 63.4 units per year
- Equates to a 19.6 year supply of residential units
- An additional 1.9 hectares of land would be required for residential purposes



Population Projections



Year	Percent Growth Rate			
	Low (0.5%)	Medium (1.0)	Medium-High (1.25)	High (1.5)
2016	7265	7265	7265	7265
2017	7301	7338	7356	7374
2018	7338	7411	7448	7485
2019	7375	7485	7541	7597
2020	7411	7560	7635	7711
2021	7448	7636	7730	7826
2022	7486	7712	7827	7944
2023	7523	7789	7925	8063
2024	7561	7867	8024	8184
2025	7599	7946	8124	8307
2026	7637	8025	8226	8431
2027	7675	8105	8329	8558
2028	7713	8186	8433	8686
2029	7752	8268	8538	8816
2030	7790	8351	8645	8949
2031	7829	8434	8753	9083
2032	7869	8519	8862	9219
2033	7908	8604	8973	9357
2034	7947	8690	9085	9498
2035	7987	8777	9199	9640
2036	8027	8865	9314	9785
2037	8067	8953	9430	9932
2038	8107	9042	9548	10081



Natural Heritage System



Provincial Policy Statement

- Section 2.1.2 states that *“the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features”*
- PPS defines natural heritage features and areas to mean *“features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area”*



Natural Heritage System



Perth Natural Heritage Systems Study (PNHSS)

- In the Spring of 2018, the Upper Thames River Conservation Authority completed the PNHSS for Perth County, St. Marys and Stratford
- Intended to assist in the establishment of local approaches for identifying the terrestrial natural heritage system
- PNHSS identifies vegetation groups and patches that are ‘significant’ as per the definitions of significant in the PPS



Natural Heritage System



Perth Natural Heritage Systems Study (PNHSS)

- Draft Official Plan includes proposed modifications to ensure conformity with the PPS including policies respecting significant wetlands, woodlands, valleylands, wildlife habitat, etc.
- Staff also recommending the addition of new Appendix 1 to identify potential features and areas to be considered and evaluated with any application for development or site alteration
- Appendix 1 is intended to function as a ‘flag’ to the potential for these significant features or areas



Natural Heritage System



- The PNHSS has provided a base for the Town of St. Marys in determining a local approach for natural heritage system identification and preservation
- Concerns have been expressed with some components of the PNHSS
- The UTRCA is updating the mapping based on 2015 aerial photography
- On this basis, it is recommended that the Town defer further consideration of the implementation of the PNHSS at this time
- Following receipt and analysis of the updated PNHSS, it is recommended that the Town hold a public open house to specifically discuss the findings of the PNHSS in the St. Marys context and the potential costs and benefits of the recommended mapping and policies

