



Township of Cavan Monaghan Growth Management Strategy Update – Council Presentation

August 2, 2022

Background



- Watson & Associates (Watson) was retained in 2021 to update the 2020 G.M.S. in response to Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (G.G.H.), 2019, A Place to Grow.
- Township staff also requested that the scope of the G.M.S. be expanded to specifically review Special Study Area No. 1 (S.S.A.-1).
- In collaboration with Watson and Township of Cavan Monaghan Staff, the Peterborough County M.C.R. identified a residential shortfall of 74.7 hectares and an employment land shortfall of 34.1 gross hectares in Millbrook by 2051.
- The following presentation details the recommended Millbrook urban land use structure to accommodate residential and non-residential growth to 2051.

Peterborough County Growth Forecast



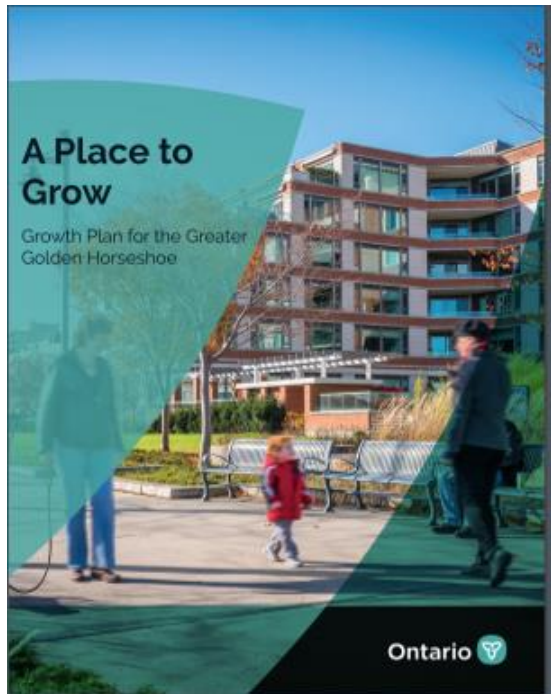
Peterborough County Growth, 2021 to 2051

18,200
population

10,400
jobs

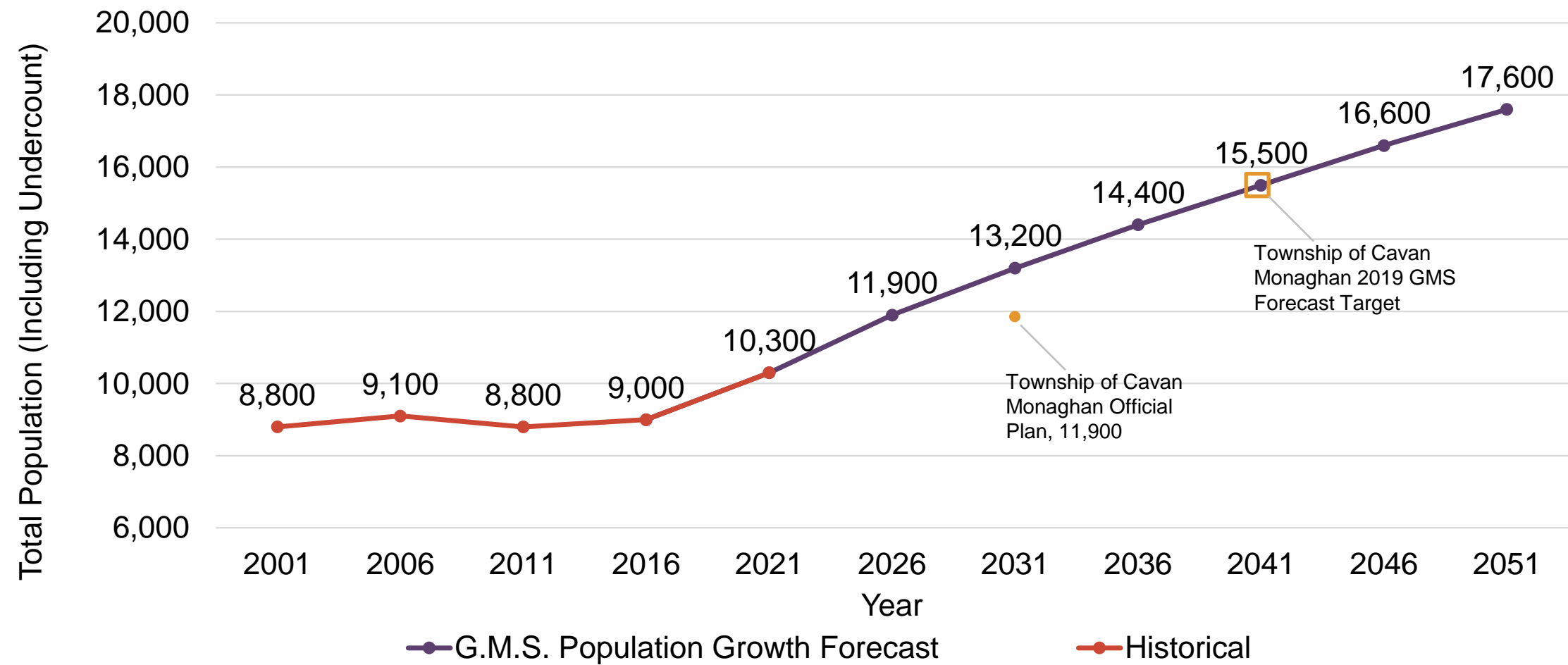
Annual
population
growth rate of
0.8% and
employment
growth rate of
1.7%

- Schedule 3 Growth Forecasts are to be treated as minimums.
- Higher growth forecast alternatives are permitted, providing that the M.C.R. demonstrate that the higher growth scenario meets the Growth Plan, 2020 policy objectives regarding housing choice and labour force supply.



Population, Housing, and Employment Forecasts

Township of Cavan Monaghan Population Growth Forecast, 2021 to 2051



Note: Population includes the net Census undercount estimated at 2.5%.
Source: 2001 to 2021 from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2022.

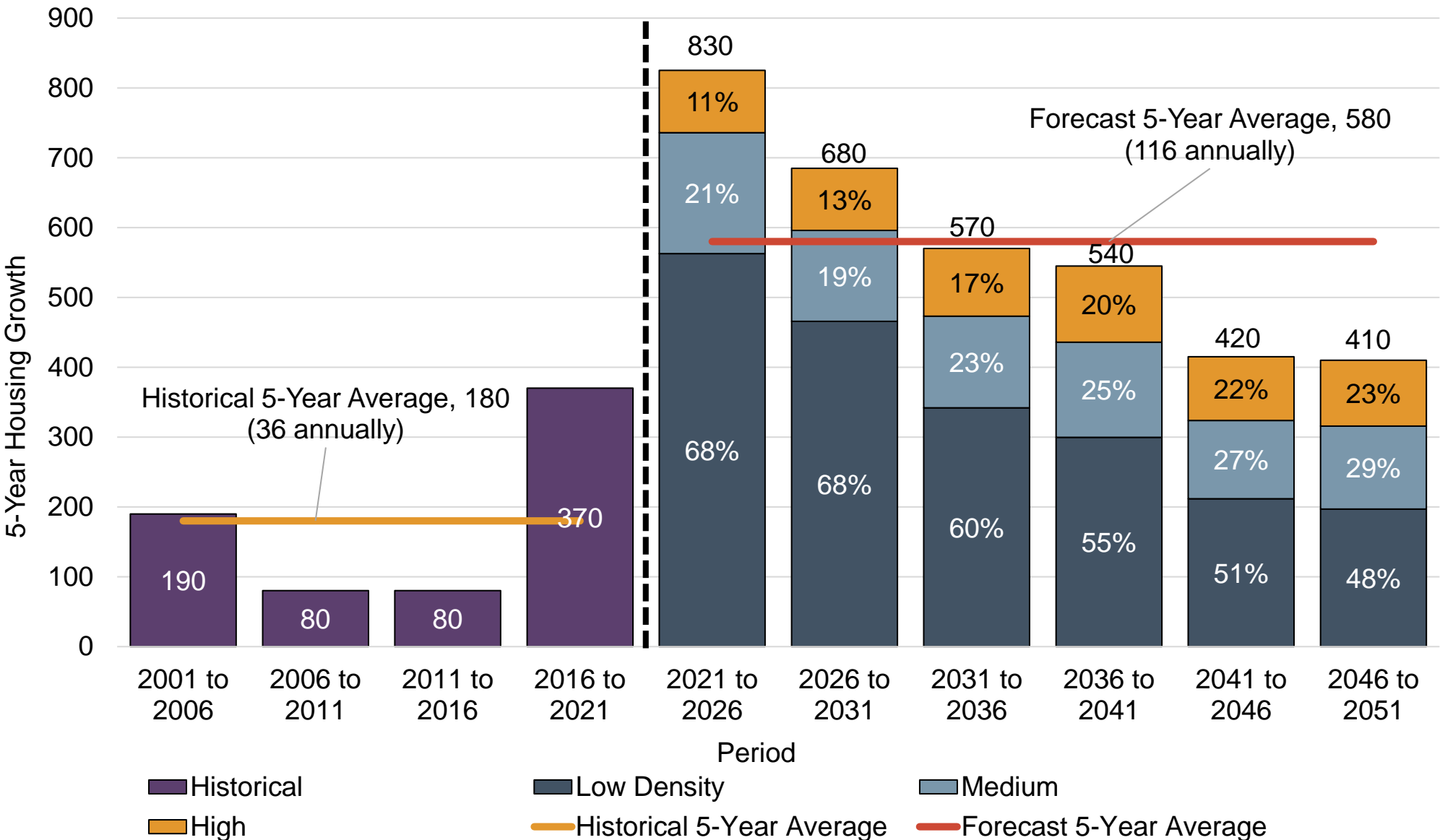
Township of Cavan Monaghan Intensification Outlook



Current Local
Official Plan
Intensification
Target:
20%

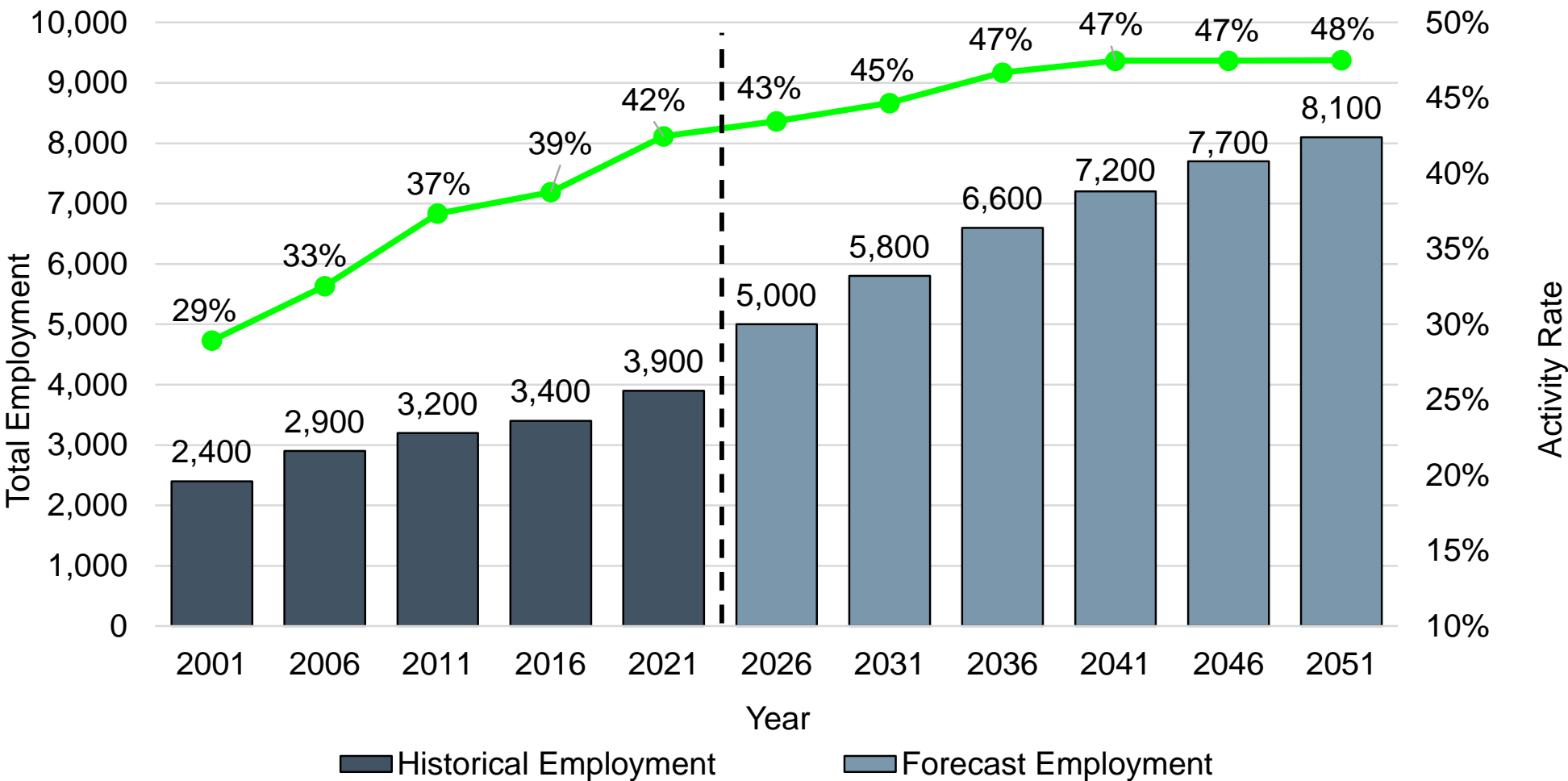
Current County
Official Plan
Intensification
Target:
40%

Cavan Monaghan Housing Forecast by Type, 2021 to 2051



Source: Statistics Canada Census, 2001 to 2021. Forecast by Watson & Associates Economists Ltd., 2022.

Township of Cavan Monaghan Employment Forecast, 2021 to 2051



Note: Numbers have been rounded.

Source: 2001 to 2016 from Statistics Canada place of work data including work at home and no fixed place of work. Forecast by Watson & Associates Economists Ltd., 2022.

Urban Land Needs and Recommended Millbrook Urban Land Use Structure, 2051

Community Areas and Urban Employment Areas



- In accordance with the L.N.A. methodology, land needs are to be assessed across two different areas including Community Areas and Employment Areas, as defined below:
 - *“Community Areas: Areas where most of the housing required to accommodate the forecasted population will be located, as well as **most population-related jobs, most office jobs and some employment land employment jobs.** Community areas include delineated built-up areas and designated greenfield areas.*
 - *Employment Areas: Areas where most of the employment land employment jobs are (i.e. employment in industrial-type buildings), as well as some office jobs and some population-related jobs, particularly those providing services to the employment area. Employment areas may be located in both delineated built-up areas and designated greenfield areas.”*

Township of Cavan Monaghan, Urban Land Needs, 2051



Location Options for Future Urban Expansion and Policy Recommendations



- Consideration has been given to developing an urban land use structure that provides for a contiguous supply of designated Community Area and Employment Area lands over the long-term planning horizon.
- Location options regarding future Community Area and Employment Area expansion within the current Millbrook Urban have been assessed and evaluated considering connectivity and compatibility to designated land uses, development phasing, municipal servicing and local site attributes influencing real estate market demand.
- In accordance with this review, the conversion of the Township's existing urban Employment Areas to a non-employment use is recommended.

Employment Area Conversion Analysis



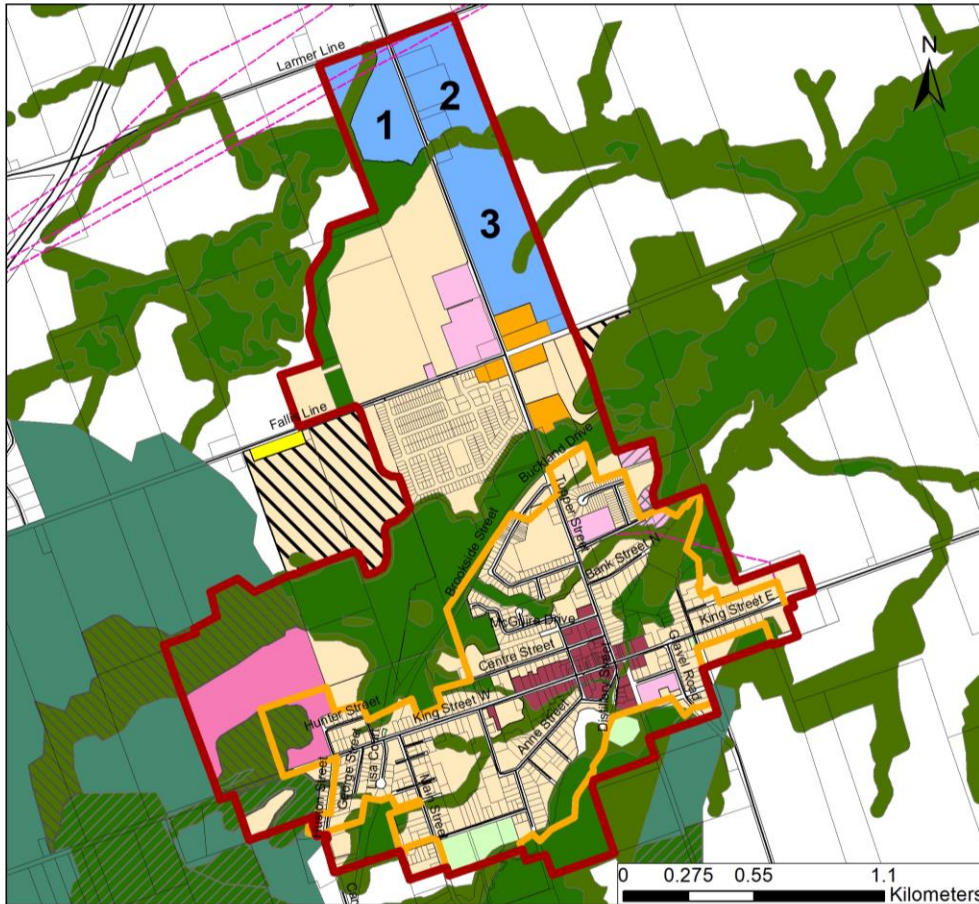
Urban Employment Areas

- Broad range of uses, with a concentration of industrial uses
- Accommodate export-based employment
- A vital component of Township's land-use structure and are an integral part of the local economic development potential
- Generates strong economic multipliers and high-quality employment opportunities which can improve local socio-economic conditions

Conversion Evaluation Criteria

PROVINCIAL CRITERIA	<ul style="list-style-type: none">• Need for Conversion• Impact of Conversion on Employment Area• Availability of Services and Infrastructure
LOCALIZED CRITERIA	<ul style="list-style-type: none">• Location• Access• Employment Area Configuration• Site Configuration• Land Use• Supply• Jobs

Millbrook Urban Employment Area Conversion Evaluation



Legend

- Millbrook Settlement Area Boundary
- Millbrook Built Boundary
- Utility_Line
- Parcel Fabric
- Residential Approved through M.Z.O.
- Mixed-Use Commercial Approved through M.Z.O.

Land Use description

- Agricultural
- Community Commercial
- Community Core
- Institutional
- Institutional Special Policy Area # 1
- Institutional Special Policy Area # 2
- Millbrook Special Development Area
- Mineral Aggregate Extractive
- Natural Core Area
- Natural Linkage Area
- ORM - Natural Core Area
- ORM - Natural Linkage Area
- ORM - Prime Agricultural
- Parks & Open Space
- Residential
- Urban Employment Area

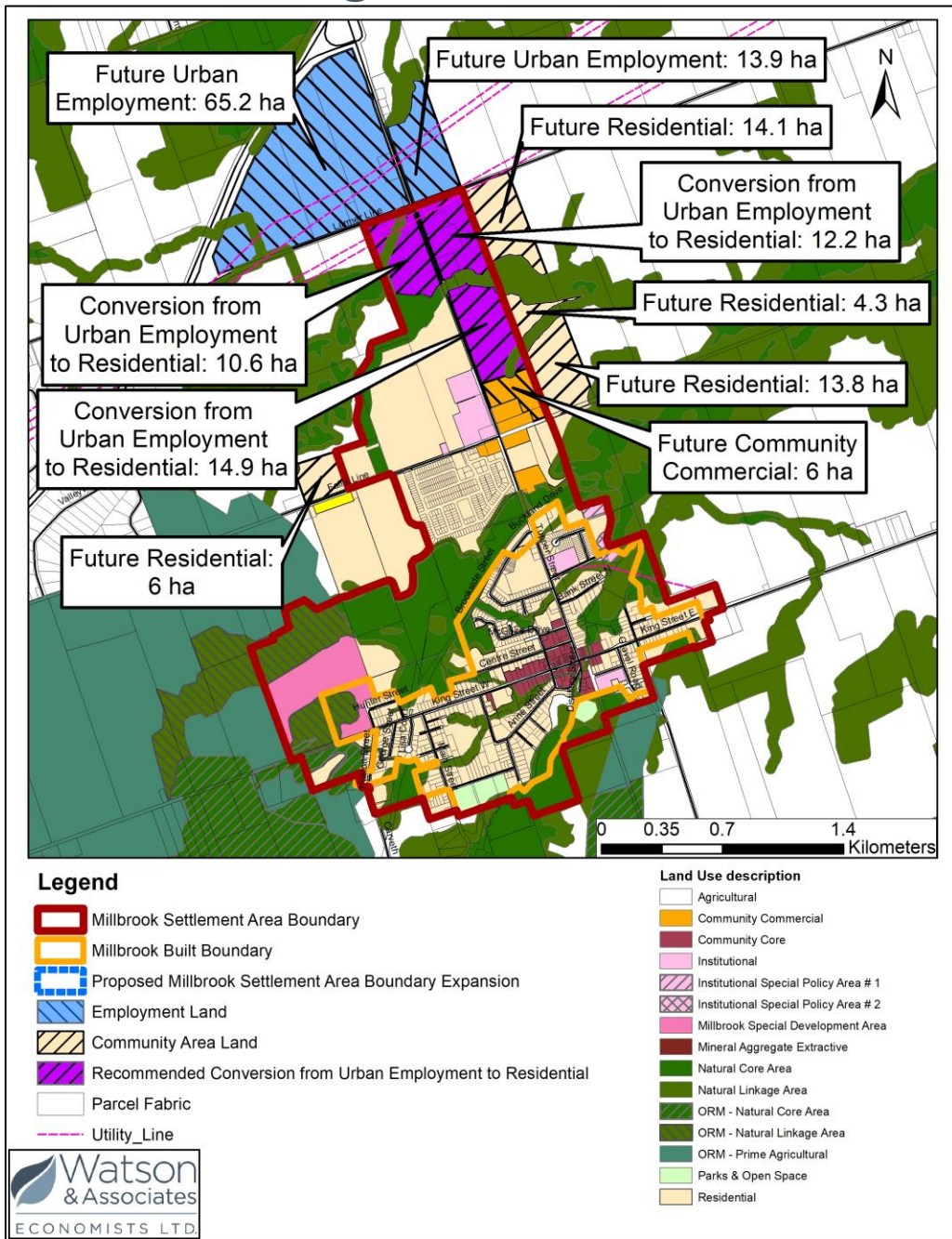
Provincial Criteria

- ✓ There is a need for Urban Employment Area land to 2051. This need is addressed through the Millbrook Settlement Area Boundary Expansion Location Options.
- ✓ The proposed conversion to a non-employment use would not adversely affect the viability of the Employment Area.
- ✓ Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.

Localized Criteria

- All existing sites fulfill most localized criteria. They are close to Highway 115 but do not offer direct access. The current Urban Employment Area sites are near residential uses creating land use compatibility concerns.
- Moving the employment lands north towards the Highway 115 interchange would result in a more contiguous land use structure and a more competitive Urban Employment Area in Millbrook.

Addressing Urban Land Needs



- A Community Commercial land use designation of approximately 6 ha (15 acres) is recommended along Fallis Line.
- The conversion of these Employment Area lands would allow for the development of a more cohesive, new Urban Employment Area that benefits from direct access and exposure along Highway 115 and County Road 10.
- It is recommended that the Township undergo additional technical studies to fully assess impacts and determine the exact locations for future urban expansion.
- In accordance with the land needs and findings of the Peterborough County M.C.R., lands outside Millbrook are not required to accommodate Community Area lands to 2051.

Preliminary Recommendations and Strategic Directions for Residential and Commercial Areas

Policy Recommendations



- Growth associated with the Kawartha Downs M.Z.O. is considered in addition to the Township of Cavan Monaghan growth forecast provided in the G.M.S.
- Designate an additional 74.7 ha (185 acres) of Community Area lands within Millbrook. Of this total, designate 6 ha (15 acres) of land for Community Commercial uses in addition to the provincial M.Z.O.
- Establish a 15% intensification target to the year 2051.
- Plan to meet a minimum D.G.A. target of 55 people and jobs per ha.

Policy Recommendations



- Protect the designated commercial land supply for long-term needs.
- Designate an additional 34.1 ha (84 acres) of urban Employment Area lands within Millbrook.
- The Township should conduct additional studies associated with the the P.P.S., 2020, as well as the outstanding requirements of the Growth Plan, 2019.

Next Steps



- There is no need for urban land expansion in Cavan Monaghan beyond that identified for the Millbrook Settlement Area Boundary expansion.
- Future work should be conducted through the Township's O.P. Review exercise to formalize the Millbrook Settlement Area Boundary expansion.
- The Township should consider embedding monitoring tools to track population, housing, and employment growth and urban land absorption within the Township against the longer-term growth forecasts and urban land needs established in this report.