



# The County of Dufferin & its Member Municipalities'

## GROWTH MANAGEMENT STUDY

Understanding Dufferin  
Phase 1 Report  
DRAFT



## EXECUTIVE SUMMARY

A Growth Management Study is a process that examines land use and supporting infrastructure to better understand how and where municipalities should grow over a long term planning horizon. The County of Dufferin and its member municipalities recognize the importance of planning for long term growth. The County's Growth Management Study is a response to the desire for growth to occur in a sustainable manner that addresses economic, social and environmental considerations. The Study will focus on higher level concerns such as population and employment allocations, servicing systems, provisions for health care and community programs and facilities, transportation impacts, and county wide and provincially significant agricultural lands and environmental features.

This Growth Management Study also fits within the legislative context of the Province's *Places to Grow Plan*, which mandates upper tier and single tier municipalities to undertake further sub-area assessment.

In response to the Province's *Places to Grow Growth Plan*, and to tackle some of the challenges facing growth, Dufferin County's Growth Management Strategy examines how, when and where growth should occur by testing and distributing the *Places to Grow* population and employment forecasts to the local area municipalities. The outcome of the Growth Management Study will have significant fiscal implications for the County and area municipalities and influence the provision of services and local infrastructure.

The County of Dufferin's Growth Management Strategy is divided into two main phases. Phase 1 examines the County's and area municipalities' existing capacity to accommodate growth. This involves an examination of the study area's natural and socio-economic environment; recent historical growth; growth potential in existing plans and approved designations; infill and intensification opportunities; and infrastructure and servicing constraints. Phase 1 focuses on a 'big-picture' assessment of the growth issues, constraints, and priorities affecting Dufferin County. In Phase 2, growth options will be explored, evaluated and selected. Phase 2 will result in *Places to Grow Growth Plan* recommendations and accompanied by policy plan recommendations.

This report represents the summation of Phase 1, *Understanding Dufferin*.

<b>Key Findings Table</b>	
<b>Discipline</b>	<b>Key Findings</b>
Legislative Base	<ul style="list-style-type: none"> <li>▪ The provincial policy framework encourages land use planning that looks beyond municipal boundaries and addresses the three interrelated components of economy, environment and community.</li> <li>▪ Provincial policy directs the County to address intensification, in-fill and brownfield development as a starting point for the long-term land supply analysis.</li> <li>▪ The <i>Planning Act</i> mandates that Official Plans must be updated to conform to the <i>Places to Grow Growth Plan</i> by 2009.</li> <li>▪ The Greenbelt Plan and the Niagara Escarpment Plan clearly identify areas which are not suitable for urban growth and form an important foundation for the County's structure.</li> <li>▪ Source Water Protection Committees have been formed to undertake the technical studies for Source Protection Areas, including potential development constraints upon wellhead protection areas. Long term growth planning must incorporate the policies and recommendations resulting from the source protection committees.</li> <li>▪ The <i>Places To Grow</i> population, housing and employment forecasts form the starting point for the growth management strategy and forecasts a total population of 80,000 people and 27,000 jobs by 2031.</li> </ul>
Natural Heritage Base	<ul style="list-style-type: none"> <li>▪ A natural heritage system is important and identifies some of the areas which are not suitable for urban development.</li> <li>▪ The Greenbelt Plan represents approximately 18% (27,000 ha) of the County's land base, 13% of which is within the Niagara Escarpment.</li> <li>▪ There are a total of 44,788 hectares of natural heritage features in Dufferin County, covering approximately 31% of the County's land base. Within these areas, 18% of land is woodlots, 5% is Areas of Natural and Scientific Interest, 5% is provincially significant wetlands, 2% is local wetlands, and 1% are habitat lands for rare and endangered species.</li> <li>▪ Dufferin County contains five major river systems: the Credit, Humber, Grand, Saugeen and Nottawasaga. It is recognized that growth inevitably places pressure on these natural systems. Future growth must address the wise use of these water systems for long-term planning.</li> </ul>

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Agricultural Base	<ul style="list-style-type: none"> <li>▪ Agriculture is a key component of Dufferin County’s economy;</li> <li>▪ In 2006, farms in Dufferin County generated more than \$103.8 million in gross farm receipts, with an average of \$1,346 per hectare;</li> <li>▪ The farmland acreage has fluctuated over the years. In 1991, there were 77,279 ha of farmland. The amount of farmland increased to 89,914 ha in 1996. In 2006, the amount of farmland area declined to 77,136 ha;</li> <li>▪ The major agricultural product groups, in terms of gross farm receipts are cattle (16.5%); dairy (14.9%), potatoes (14.8%), and market gardening (6.7%). Discussions with municipal planning staff have revealed that equestrian farms are an emerging agricultural strength in some areas of Dufferin County; and,</li> <li>▪ The majority (over 70%) of the land base in the Dufferin County is classified as prime agricultural land in accordance with the Canadian Land Inventory for Agricultural Lands.</li> </ul>
Dufferin County Urban Structure	<ul style="list-style-type: none"> <li>▪ The majority of the Townships’ Estate Residential areas are located adjacent or within close proximity to the built-up urban areas and form a natural extension to built areas in Shelburne and Orangeville.</li> <li>▪ Three municipalities have prepared local growth management studies, each articulating a vision for how growth should occur locally.</li> <li>▪ All municipalities have an Official Plan.</li> <li>▪ At present, the Township of Melancthon is in the process of updating their Official Plan.</li> <li>▪ Planned population forecasts total 80,558 persons, as identified in existing municipal Official Plans.</li> <li>▪ The Town of Orangeville’s 1996 growth management study identified a need for an additional 1,500 ha to accommodate planned population growth.</li> </ul>
Housing and Population Base	<ul style="list-style-type: none"> <li>▪ The County has a 2006 population of 54,436 people and 18,795 units;</li> <li>▪ Between 2001 and 2006 Orangeville (1,677) and Shelburne (1,027) had the largest increases in total population across the County.</li> <li>▪ While recent housing construction activity (i.e. housing completions/building permits) has declined, the rate of housing growth in Dufferin County is well above the Provincial average.</li> <li>▪ The majority (82%) of Dufferin County’s existing housing stock is low-density (i.e. single and semi-detached) units. Recent housing</li> </ul>

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	<p>construction has also been dominated by low-density development forms.</p> <ul style="list-style-type: none"> <li>▪ The average number of persons per unit (PPU) is comparatively lower in Dufferin County, as compared to Peel Region.</li> <li>▪ Due to declining PPU levels for Dufferin County, population growth has not kept pace with housing growth over the past 20 years.</li> <li>▪ Compared to the surrounding market area, housing sale prices (single detached) are lower in Orangeville but much higher in Mono, suggesting a wide range of housing styles and prices in the County.</li> <li>▪ Net migration has declined in Dufferin County over the past five years for all age groups, most significantly for the working age 19-54 group.</li> <li>▪ The population and household growth forecast from <i>Places to Grow</i> and the GGH Outlook are not out of character with historic growth trends.</li> <li>▪ There are challenges to meeting the growth forecast for Dufferin County.</li> </ul>
Existing Employment	<ul style="list-style-type: none"> <li>▪ The County has a 2001 employment of 16,805 and an estimated 2006 employment of 18,300 employees.</li> <li>▪ Between 2001 and 2006 Orangeville (2,475) and Shelburne (855) had the largest increases in total employment across the County.</li> <li>▪ While the value of non-residential construction activity has increased, there has been a shift from industrial to commercial building activity;</li> <li>▪ Fifteen percent of employees work at home within the County.</li> <li>▪ The County is fairly “self-contained,” as a high percentage of commuters are within Dufferin County.</li> <li>▪ Compared to the Province of Ontario, Dufferin County has a high percentage of households with a average income over \$90,000.</li> <li>▪ Affordable housing may become an issue for Dufferin County which can affect retaining and attracting young people and the ability to fill service sector jobs.</li> <li>▪ There are a number of growth drivers that support continued employment growth in Dufferin County.</li> <li>▪ The <i>Places to Grow</i> employment forecast has a lower growth rate than that experienced over the past ten years.</li> </ul>
Residential and Employment Land Supply	<ul style="list-style-type: none"> <li>▪ Dufferin County’s residential land supply can accommodate 8,065 housing units based on assumptions reflecting current mix and densities. About 40% of these units are located in Built-Up Areas.</li> </ul>

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	<p>Approximately 3,080 of these units are in registered, approved or in process plans. Approximately 4,985 of these units are located in residential designated areas. Land supply may be increased in some areas by changing assumptions and land use policy to increase densities and mix of uses.</p> <ul style="list-style-type: none"> <li>▪ A total of 9,500 units are required between now and 2031 to meet the Province’s growth target of 29,000 units. The majority of these units can be accommodated in the designated settlement areas.</li> <li>▪ Dufferin County’s Built-Up Areas’ can accommodate 40% of annual growth to meet the Provincial growth target.</li> <li>▪ There are development opportunities throughout Dufferin’s urban serviced municipalities.</li> <li>▪ Dufferin County has 329 ha of designated employment land, which includes 60 ha in approved or in processed plans and 269 ha on vacant lands.</li> <li>▪ Based upon a total employment growth of about 5,000 jobs, Dufferin County appears to have sufficient employment lands to meet the Provincial employment target. In Phase 2, further analysis will be undertaken to assess employment densities as well as employment land needs by municipality.</li> </ul>
Existing Infrastructure Base	<ul style="list-style-type: none"> <li>▪ Dufferin County is serviced by a combination of municipal services, communal system and private systems.</li> <li>▪ Water and wastewater servicing expansions are needed to service population growth.</li> <li>▪ Extensive studies are ongoing that examine ways of providing water and wastewater servicing to accommodate growth in an environmentally sustainable manner.</li> <li>▪ Water and wastewater servicing has to be in place before development can proceed.</li> <li>▪ Pending legislation for Source Water Protection may impact the amount and location of future development and should be considered when available.</li> <li>▪ As more people reside in the County, services such as police and fire protection services may need to serve the area at a higher level than the present. Depending upon the increased demand for these services, there may be a need to hire additional police officers and fire fighters to serve the growing population.</li> </ul>

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Transportation Infrastructure	<ul style="list-style-type: none"> <li>▪ Dufferin County’s road network accommodates existing traffic volumes.</li> <li>▪ Existing transit services provide service to Orangeville.</li> <li>▪ Highway 10 expansion is underway between Caledon Village and Highway 9.</li> <li>▪ Highway 89 upgrade is completed from Shelburne to County Road 25.</li> </ul>
Social-Cultural Base	<ul style="list-style-type: none"> <li>▪ It is essential to monitor population growth within the County and the demand that growth places on existing services to determine the need for additional services, facilities and programs.</li> <li>▪ The residents of Dufferin County require and expect adequate, efficient and quality medical services. As more people reside within the County, health care services may need to serve the area at a higher level than the present.</li> <li>▪ Depending upon the increased demand for these services, there may be a need to hire additional health care professionals to serve the growing population.</li> </ul>