



COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Senior Policy Planner
Sarah Wilhelm, Manager of Policy Planning
Date: March 12, 2020
Subject: **LAND INVENTORIES (PD2020-01)**

1.0 Background

The Planning and Development department maintains employment and residential land inventories in a geographic information system. The three main uses of these inventories in planning are:

1. As input to growth forecast updates for both Development Charges and the Official Plan.
2. To demonstrate consistency with the following provincial policy requirements:
 - Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years;
 - Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment, and if necessary, lands which are designated and available for residential development; and
 - Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
3. As input to land needs assessment, which is one of several criteria in municipal comprehensive reviews that are required to justify expanding an urban centre or hamlet, or changing employment lands to other uses.

The inventories are also used as background information for reviewing development applications, and for economic development work.

2.0 Employment Land Inventory

The employment land inventory primarily contains land that is designated in the Official Plan as 'Industrial', 'Highway Commercial' or 'Rural Employment Area'. The inventory is broken down further into 'Built' vs 'Vacant' lands. We track building on vacant parcels, (referred to as 'Absorption') using permit reports that are provided monthly by our local building departments. In addition to mapping the lands, we also maintain information about the land, including:

- Zone category;
- Status (Built, Absorbed, or Vacant); and
- For vacant land, an estimate of the developable area.

Wellington County has a range of different types of vacant designated employment land.

- Lands designated **‘Industrial’** are located in Urban Centres and may be used for: a variety of industrial uses; public and private services and utilities; certain commercial uses which may not be suitable in a commercial area; and office uses, subject to the provisions of the Zoning By-law.
- Lands designated **‘Highway Commercial’** are located in Urban Centres and provide services to the traveling public, sites for commercial uses which require large lots which cannot locate in the downtown area, and on a limited basis, convenience uses to serve the daily needs of local residents.
- Lands designated **‘Rural Employment Area’** are located outside of Urban Centres and used for limited commercial and industrial development consistent with rural servicing levels which rely on sustainable private water supply and sewage treatment systems.

Table 1 below summarizes the estimated developable acres of vacant employment land as of July 1, 2019 for the County and each local municipality, by Industrial, Highway Commercial and Rural Employment Area designations.

TABLE 1
Estimated Developable Areas of Vacant Employment Land
 In acres as of July 1, 2019

	OFFICIAL PLAN DESIGNATION			TOTAL
	INSIDE URBAN CENTRES		OUTSIDE URBAN CENTRES	
	Vacant Industrial (acres)	Vacant Highway Commercial (acres)	Vacant Rural Employment Area (acres)	
Centre Wellington	182	98	0	280
Erin	75	41	0	116
Guelph/Eramosa	0	9	348	358
Mapleton	103	12	26	141
Minto	146	25	0	171
Puslinch	0	12	218	230
Wellington North	271	23	56	350
WELLINGTON COUNTY	778	219	648	1,645

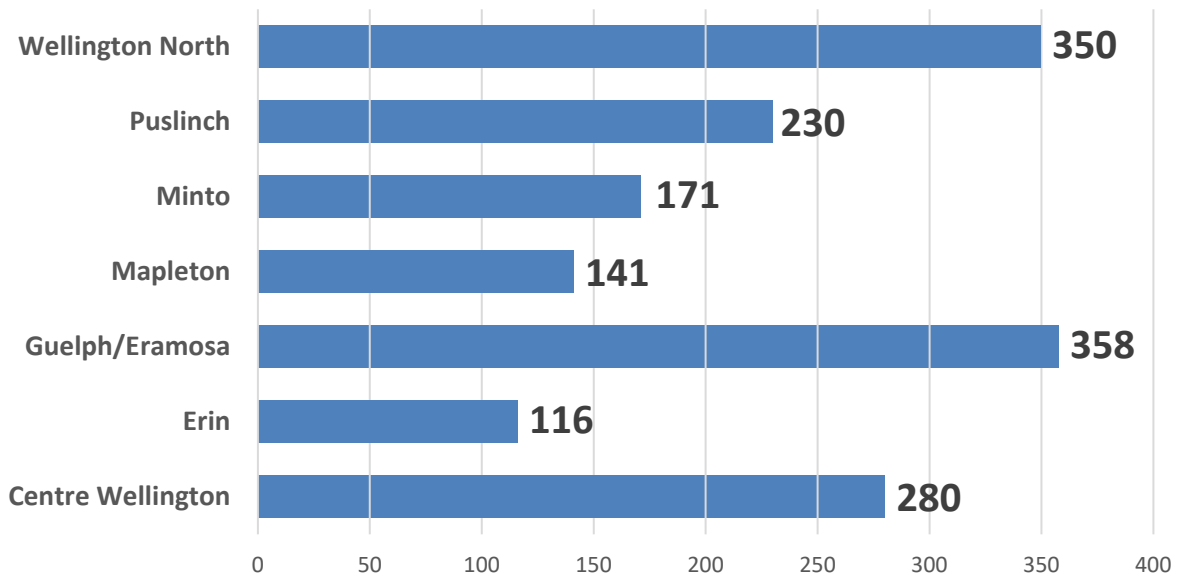
NOTE: These figures are subject to change during Municipal Comprehensive Review (MCR).

The chart below indicates the total estimated acreage of developable vacant employment land across the three categories of employment land.

FIGURE 1

Total Estimated Vacant Employment Land

(In acres as of July 1, 2019)



NOTE: These figures are subject to change during Municipal Comprehensive Review (MCR).

There is a total of approximately 1,645 acres across Wellington County that meet the provincial definition of employment areas for long term growth management purposes. It should be noted however that this base includes unserviced lands, sites with servicing constraints, and lands not currently available for development for other reasons (examples: site access, the need for internal roads and further lotting, or the landowner intends to continue farming).

3.0 Residential Supply Inventory

The residential supply inventory is land that is designated for residential uses in the Official Plan. This includes:

- Lands designated 'Residential' in Urban Centres;
- Hamlets;
- Country Residential Areas; and
- Lifestyle Communities converting to year round use.

The inventory includes estimates of future units that are anticipated from severances in the 'Secondary Agricultural Area' and tracks lot creation and building permit activity in the Secondary Agricultural Area. Estimates of urban infilling potential are also included. We track development activity using building permit reports that are provided monthly by our local building departments.

In addition to mapping the lands, we also maintain information about the land, including:

- Status (Vacant Designated, Application Under Review, Draft or Conditionally Approved, Registered);
- Number of vacant or potential units;
- Number of built units;

- Density category (low, medium, high);
- Inside or outside the Built Boundary for tracking intensification and greenfield densities; and
- Zone Category.

Table 2 summarizes the units of residential supply as of July 1, 2019 for the County and each local municipality, with the exception of Erin. The Town of Erin is required to amend its official plan to confirm the future growth forecasts to be assigned to Erin Village and Hillsburgh within the ranges for projected growth set out in Table 7 of the Wellington County official plan. As a result, Table 2 below does not reflect the residential supply inventory at this time. The total shown reflects the upper end of projected households to 2041 minus existing 2016 households in Table 7 of the County official plan.

For clarification, staff note that the 'Vacant Designated' land category does not include lands within the Future Development designation. 'Outside Urban Centres' includes Hamlets, Estate Residential, Lifestyle Communities, potential future severance estimates and existing vacant lots.

TABLE 2
Vacant and Potential Residential Units

MUNICIPALITY	Registered	Draft Approved or Provisional	Applications Under Review	Vacant Designated	TOTAL
CENTRE WELLINGTON	615	2,391	479	1,859	5,344
Urban Centres	568	2,350	410	1,699	5,027
Outside Urban centres	47	41	69	160	317
ERIN					2,222
Urban Centres					1,845
Outside Urban centres	108	61	0	208	377
GUELPH/ERAMOSA	157	17	111	117	402
Urban Centres	87	12	111	13	223
Outside Urban centres	70	5	0	104	179
MAPLETON	209	208	0	696	1,113
Urban Centres	108	174	0	696	978
Outside Urban centres	101	34	0	0	135
MINTO	198	399	23	696	1,316
Urban Centres	139	399	23	625	1,186
Outside Urban centres	59	0	0	71	130
PUSLINCH	245	0	0	186	431
Urban Centres	16	0	0	33	49
Outside Urban centres	229	0	0	153	382
WELLINGTON NORTH	311	909	50	722	1,992
Urban Centres	231	850	50	694	1,825
Outside Urban centres	80	59	0	28	167
WELLINGTON COUNTY	1,735	3,924	663	4,276	12,820
Urban Centres	1,149	3,785	594	3,760	11,133
Outside Urban centres	694	200	69	724	1,687

NOTE: These figures are subject to change during Municipal Comprehensive Review (MCR).

There are 12,820 units in the County's overall supply of vacant and potential residential units, as tracked through building permit reports to the end of July 1, 2019; of these, 11,133 (or 87%) are located in Urban Centres. Units in the 'Registered' and the 'Draft Approved or Provisional' categories are considered to be available in the short term; there are 5,659 units in these categories, with 4,934 (or 87%) in the Urban Centres.

Moving Forward

Tables 1 and 2 summarize the estimated developable employment land area and potential residential unit supply as of July 1, 2019 for the County and each member municipality. As noted throughout, these figures will be subject to change as part of the Municipal Comprehensive Review (MCR) when the employment and residential land inventory methodology will be further reviewed and refined.

Recommendation:

That the report Land Inventories PD2020-02 be received for information.

Respectfully submitted,



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