

Town of Minto Urban Boundary Rationalization

Expanding the Palmerston Urban Boundary

September 30, 2020

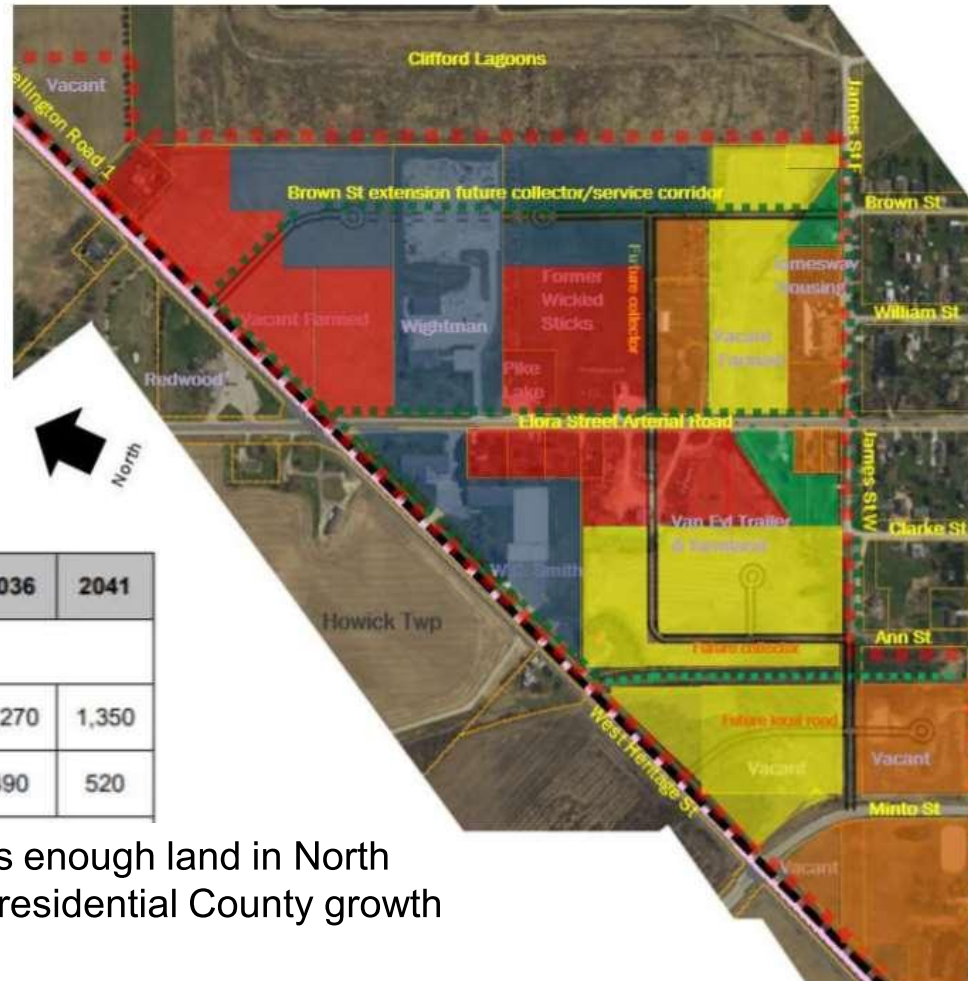


Recent History



- Town started secondary plans in 2017 for North Clifford and West Palmerston responding to Provincial Growth Plan and County 5 year official review scheduled for 2020
- North Clifford Secondary Plan informed Elora Street reconstruction and pre-servicing made public November 2017, again at Council April 2018
- West Palmerston Secondary Plan to Council April 2018 and public meeting September 2018; the urban boundary must expand to meet future need
- Town and County had many discussions on implementing secondary plans through 2019, but urban boundary expansion only allowed during County 5 year official plan review
- May 2019 Province amended its Growth Plan to allow small boundary expansions outside the County 5 year review under certain terms
- Minto Council and staff discussed with County expanding Palmerston urban boundary by reducing urban areas elsewhere

North Clifford Secondary Plan



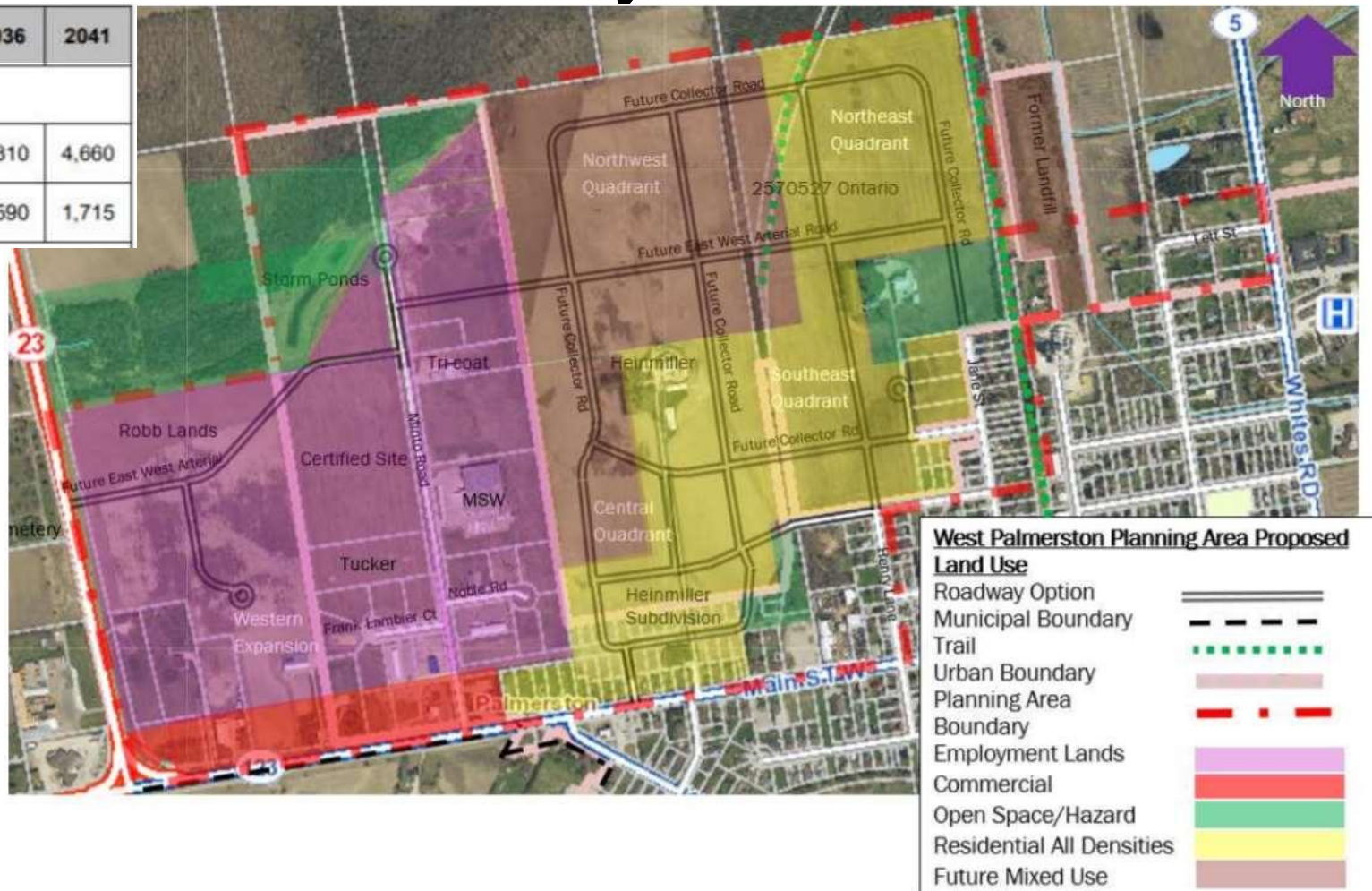
	2016	2036	2041
CLIFFORD			
Total Population ¹	875	1,270	1,350
Households	355	490	520

The secondary plan identifies enough land in North Clifford to meet the 165-unit residential County growth allocation to 2041

West Palmerston Secondary Plan

	2016	2036	2041
PALMERSTON			
Total Population ¹	2,875	4,310	4,660
Households	1,080	1,590	1,715

Urban boundary expansion ensures enough serviceable land to meet 635-household growth, increases future industrial land, and reduces the 500-meter setback to 30-meters from closed landfill east of the planning area.



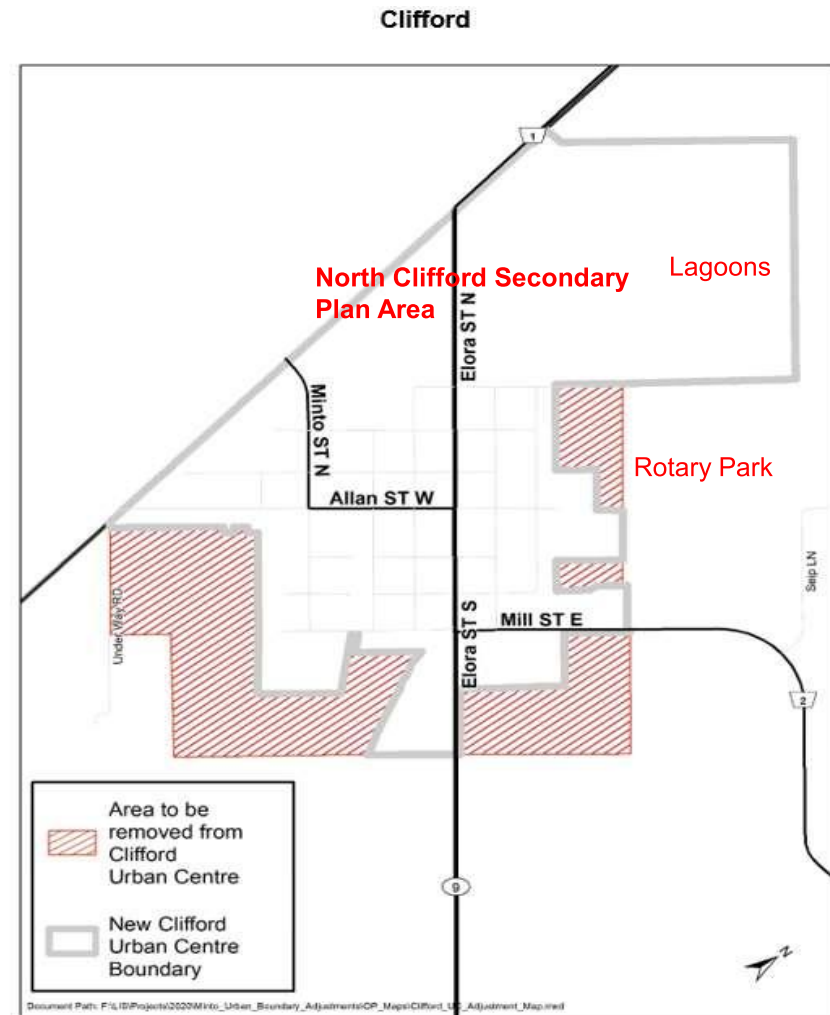
Amending the Official Plan



- Pre-Covid the County had prepared an Official Plan amendment to implement some changes in North Clifford Planning Area
- Requires public meeting, Minto Council support and County approval; Triton reviewed the amendment, recommends proceeding
- This summer County also prepared an Official Plan amendment to implement parts of the West Palmerston Secondary Plan
- Staff and Triton discussed amendment for West Palmerston with County, and now recommends it proceed to public meeting
- The Town will achieve an 81.5 ha (202 acre) major urban boundary expansion in Palmerston outside the County 5 year official plan review, but has to accept a 75 ha (185 acre) reduction of urban boundary in Clifford and Harriston

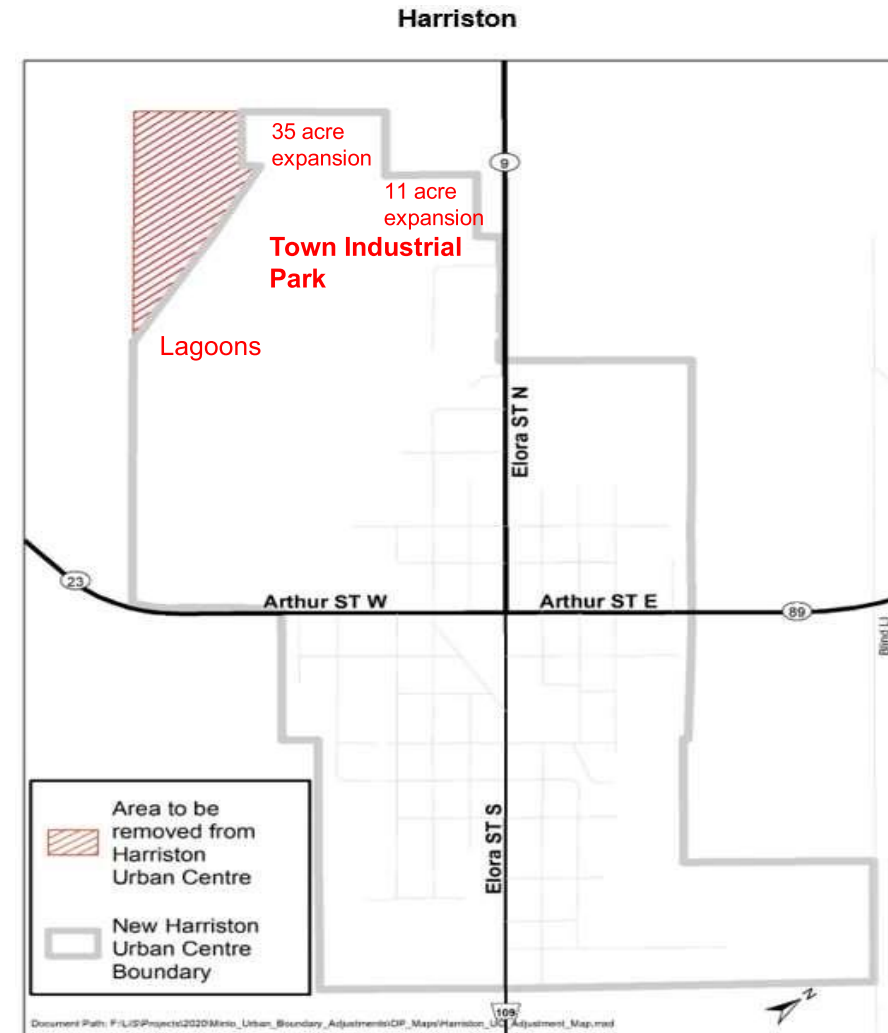
Clifford Urban Boundary Reductions

- At least 205 residential units can be created in North Clifford Secondary Plan area; meets 165 unit need
- 56 hectare (146 acre) reduction in urban boundary
- Farmlands south end of Clifford
- Lowlands around Sewage Lagoons and John Hobleman Park
- Un-serviced or limited servicing
- Town has met with landowners



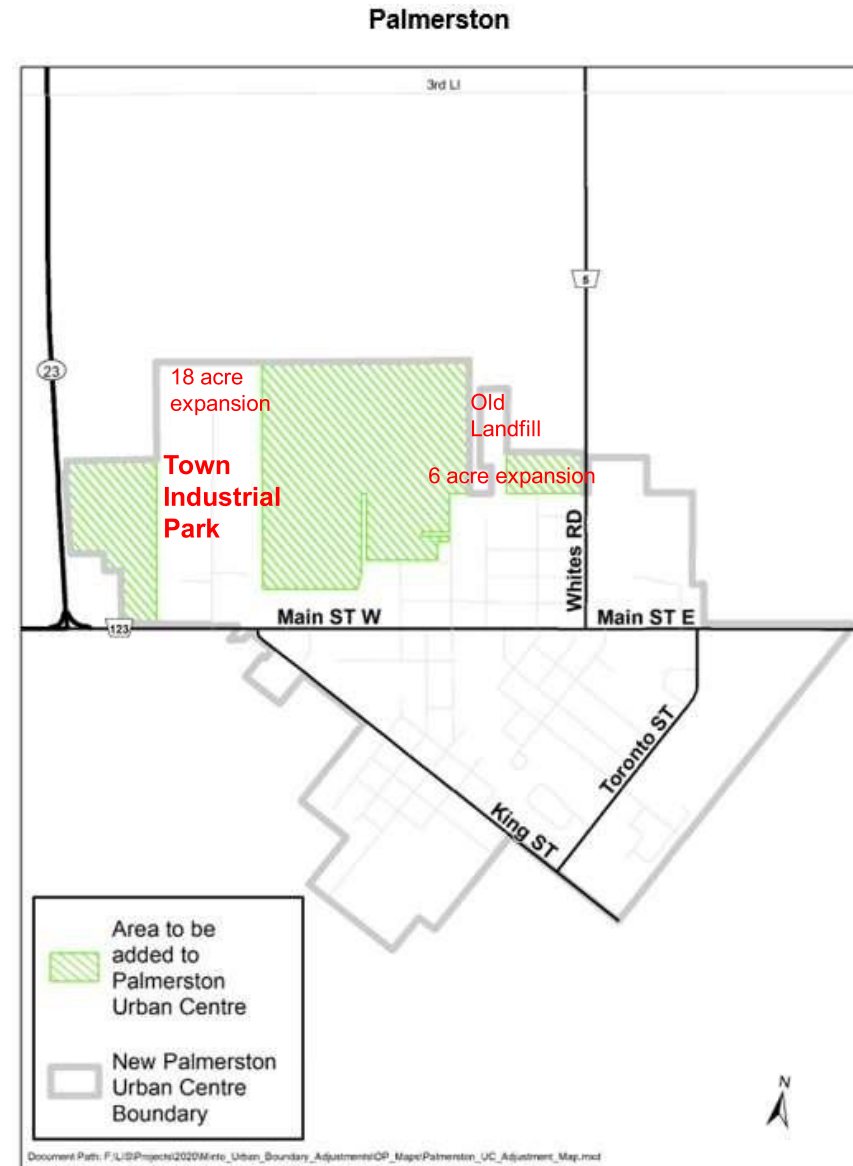
Harriston Urban Boundary Reductions

- Over 400 residential units can be created in Harriston to meet 400 unit need
- 15 hectare (38 acre) reduction to urban boundary Harriston Industrial Park
- Town owned industrial lands near sewage lagoons
- Still allows future servicing of 46 acres for industrial
- Town can continue to implement Class EA approved in 2017 to expand Harriston Industrial Park



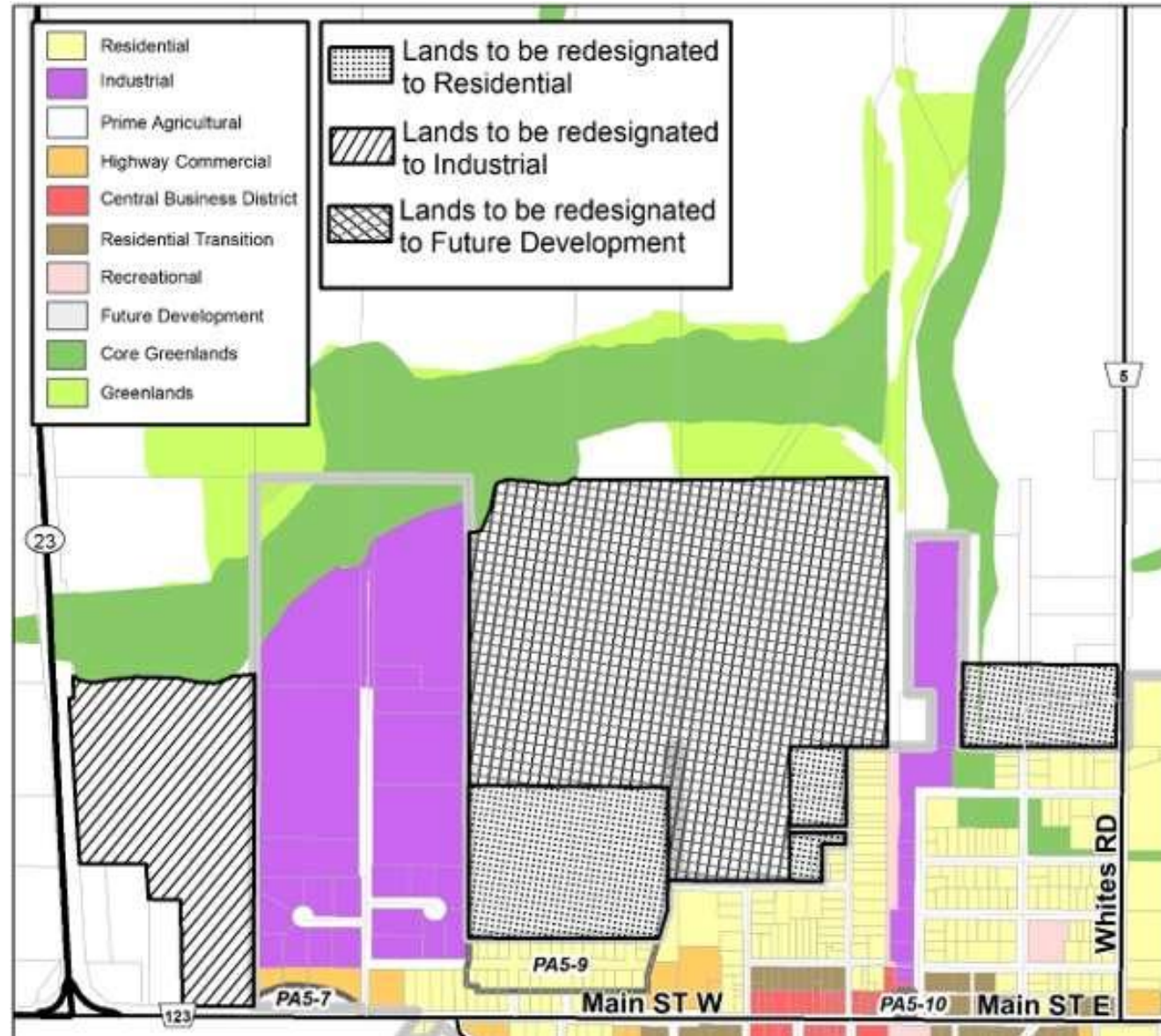
Palmerston Urban Boundary Increase

- Total boundary expansion of 81.5 ha (202 acres) ensures enough residential lands to meet 635 unit need
- There is a transfer of industrial land designation to allow expansion of Palmerston Industrial Park
- The Town's engineering analysis by Terraprobe (peer reviewed by County) supports reducing landfill setback from 500 meters to 30 meters
- Lands on Lett Street, Jane Street extension can be re-zoned, serviced and developed
- Lands at corner County Road 123 and Highway 23 not included



Future Land Use West Palmerston

- Heinmiller Subdivision (OMB), Jane Street, Lett Street (old Town Plan) become residential
- Industrial designation west of Palmerston Industrial Park
- Future development balance of land, future development to do “scalable” studies
- Recognizes secondary plan work already done



Next Steps

- **Recommendation to Council:**

“Receive the draft Official Plan Amendment and Policy Review Process of the Palmerston Urban Boundary Expansion, and that staff file an application to Wellington County including the presentation and report from Triton Engineering as support documentation.”

- Public Meeting will be held in the coming weeks
- County is proceeding with 5 year Official Plan review; CAO is participating in Technical Committee
- Amendment to Growth Plan allows increases population and employment forecasts to 2051, Town will have to plan for additional 10 years of growth