



October 2015

Phase 1 Discussion Paper

Land Budget & Municipal Comprehensive Review

Prepared by:



Prepared for:



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ABSTRACT

This discussion paper considers the population and employment forecasts for Innisfil, reviews the Simcoe County Land Budget for residential and employment lands, and assesses trends in housing and employment applicable to Innisfil.

Based on the review of data from both the Town and the most recent Census of Canada, as well as the County Land Budget, there is a sufficient supply of land available within Innisfil's Built-up Area and in the Designated Greenfield Area (DGA) in order for the Town to meet the housing demand generated by the 2031 population forecast in Schedule 7 of the Growth Plan, while also achieving its intensification and DGA density targets and an appropriate housing mix.

Employment growth in Innisfil will mainly be driven by both population serving and employment land employment. Innisfil's supply of employment lands is concentrated primarily in Innisfil Heights, a Provincially designated employment area. With a current land area sufficient to accommodate 3,250 employment lands jobs, the lands designated in Innisfil Heights are likely sufficient to meet the Growth Plan Schedule 7 forecast employment land jobs by 2031. However, achieving this employment target is contingent of full municipal services being provided to Innisfil Heights. As well, the supply will be quite limited by the end of the planning period, which may affect achieving forecast employment growth near the end of the planning period. More specific descriptions, densities and characteristic are more appropriately addressed in the Innisfil Heights Secondary Plan Strategy currently underway and will be incorporated into the official plan review process. The Secondary Plan Strategy will confirm the sufficiency of the employment land supply,

EXECUTIVE SUMMARY

This discussion paper considers the population and employment forecasts for Innisfil, reviews the Simcoe County Land Budget for residential and employment lands, and assesses trends in housing mix and densities as well as employment trends applicable to Innisfil.

Since the approval of the current Official Plan, a number of policy documents have been updated or created, implementing new policies that must be reflected in the Town's Updated Official Plan. The Growth Plan is one of the plans that have been amended.

Amendment 1 to the Growth Plan put into place population and employment forecasts for each Simcoe County municipality to the year 2031 including a forecast of 56,000 people and 13,100 jobs for Innisfil as set out in Schedule 7 of the Growth Plan. These population and employment forecasts are reflected in the updated Simcoe County Official Plan.

This discussion paper deals specifically with the aspects of the Official Plan Update related to population and employment growth

Residential

In April, 2015, the County of Simcoe released an update to its Land Budget Report which provided an updated residential land budget for the Town of Innisfil. An alternate land budget, based on the location of historical approvals of residential development in the Town, was also prepared. Based on data from both the local municipality and the most recent Census of Canada, both versions of the County's land budget examines the unit supply within Innisfil's Built-up Area and in the Designated Greenfield Area (DGA).

Both versions of the land budget addressed the residential demand and land supply data for Innisfil.

In examining the supply of units in the Built-up Area and DGA, we have confirmed the supply information and found that there is a unit supply of approximately 5,827 units in the Built-up Area, 5,179 units in the DGA and 304 lots in the agricultural / rural area.

Overall, there is a unit demand in Innisfil of just over 10,100 units. No matter which way the demand is accounted for, the overall supply exceeds the demand and as a result, there is no need for a settlement area boundary expansion to

achieve the Growth Plan Schedule 7 population forecast of 56,000 people. The demand is divided as follows:

Intensification in the Built-up Area (57% of Growth):	5,761 units
Designated Greenfield Area (DGA) (41% of Growth):	4,144 units
Agricultural / Rural Area (2% of Growth):	202 units

This unit demand achieves the Growth Plan Schedule 7 forecast of 56,000 people by 2031.

This analysis suggests that there could be a surplus of 66 units in the Built-up and a surplus of 1,035 units in the DGA. As this surplus largely falls on lands designated for urban uses as of January 29, 2012, it is permitted to be developed and exceed the Schedule 7 forecast.

Of the unit supply in the Built-up Area, approximately 67% are single detached and semi-detached dwelling units, 11% are townhouse dwelling units, and 22% are apartment units. Therefore, despite a deficit of supply in the DGA, a large number of the units in the Built-up Area (approximately 1,900 units) are in ground related housing forms, which will meet the ground related housing demand.

The analysis also reviewed development trends within Innisfil to assess the ability and likelihood for Innisfil to meet targets for higher intensity components of the intensification target, namely within the Built-up Areas of Alcona and Cookstown.

Meeting the intensification target will not require a major shift in unit mix, as the Built-up Area includes a significant amount of land that can be developed for ground related housing. However, in order for Innisfil to achieve its goals of providing a broader mix of housing choices while also promoting affordable residential options, some strategically located areas for higher density infill should be identified and promoted, such as the Innisfil Beach Road commercial core area in Alcona.

Though the current market in Innisfil is dominated by single detached units, a limited shift towards slightly higher densities will enable the Town to achieve its policy goals and targets. As such, the proposed housing unit mix proposed in the County Land Budget Report of 70% single and semi-detached units, 20% townhouse units, and 10% apartment units is considered reasonable for new dwellings in the DGA. At this mix, the required 33% intensification target can be met within the Built-up Area without requiring significant shifts from the existing neighbourhood market or character.

In summary, the residential growth management analysis has confirmed that the Town has sufficient land supply within settlement areas to accommodate forecast population growth to 2031 as per Schedule 7 of the Growth Plan.

Employment

Employment land employment is generally expected to comprise a smaller share of the growth in employment over time across the Province due in part to structural changes in the economy that will result in a larger share of growth occurring in major offices. Innisfil's supply of employment lands is concentrated primarily in Innisfil Heights, a Provincially designated employment area. Innisfil Heights contains approximately 320 ha of employment lands and has enough capacity to accommodate approximately 6,330 jobs (including existing and future jobs). Of the 320 ha, approximately 154 ha are vacant un-serviced lands. Using a density of approximately 20 jobs per hectare, which is a realistic employment land density for serviced lands in Innisfil, Innisfil Heights could accommodate approximately 3,080 new jobs.

With a current employment land employment of 3,250, the lands designated in Innisfil Heights are sufficient to meet the forecast of a total of 5,990 employment land jobs by 2031. However, this analysis assumes that nearly all the remaining vacant lands will be developed by 2031, which may not be reasonable. In many employment areas, it is common to find vacant parcels decades after the majority of the employment area has been built out. As well, the supply will be quite limited by the end of the planning period, which may affect achieving forecast employment growth near the end of the planning period. Most importantly, key to achieving the forecast employment density will be delivering full municipal services to Innisfil Heights.

More specific descriptions, densities and characteristic are more appropriately addressed in the Innisfil Heights Secondary Plan Strategy currently underway and will be incorporate into the official plan review process. The Secondary Plan Strategy will confirm the sufficiency of the employment land supply,

1 INTRODUCTION

1.1 CONTEXT

The Town of Innisfil is undertaking a comprehensive update to its Official Plan, called “Our Place”. “Our Place” will be a visionary Official Plan document, expanding on the existing policies in place today and integrating and embedding the principles of Place Making, as identified by the people of Innisfil.

Stage One of the “Our Place” study process involves an extensive public consultation component as well as the preparation of a number of discussion papers to inform the Official Plan Update process. This discussion paper looks at the population and employment forecasts for Innisfil, reviews the Simcoe County Land Budget for residential and employment lands, and looks at trends in housing and employment applicable to Innisfil.

1.2 BACKGROUND

The existing Town of Innisfil Official Plan was adopted by Town Council in July of 2006, and was subsequently approved by the Ontario Municipal Board (OMB) in 2009, 2010 and 2011. There are still a few remaining outstanding site specific appeals of the Official Plan, but for the most part, it is in full effect.

The 2006 Official Plan implemented a number of new provincial policy initiatives from the new 2005 Provincial Policy Statement (PPS), the Greenbelt Plan 2005, Bill 51 and the Growth Plan for the Greater Golden Horseshoe, 2006.

Section 2.3 of the current Official Plan contains the Town’s goals, objectives and policies on growth management. Currently, the Town’s Official Plan is planning for population and employment growth to the year 2026, of 55,500 persons and 27,750 jobs, however these population and employment numbers were never approved and remain as a non-decision in the Official Plan.

The growth management objectives and policies in the current Official Plan set out the framework for managed growth, consistent with the Provincial Policy Statement (PPS) 2005, Growth Plan for the Greater Golden Horseshoe, 2006 and in conformity with the previous Simcoe County Official Plan.

The growth management objectives in the Official Plan are:

- 1) To ensure an orderly progression of urban development, and the efficient use of land and existing infrastructure and services.
- 2) To create a balanced community where employment opportunities are consistent with the available labour force. This is generally considered a ratio of 1 employee for every 2 residents.
- 3) To focus industrial growth in the Highway 400 corridor within the vicinity of Innisfil Heights Business Park.
- 4) To direct the majority of the population growth to Urban Settlements.
- 5) To ensure that necessary transportation and servicing infrastructure is available or will be made available to serve planned areas of urban growth.
- 6) To encourage and facilitate redevelopment, infilling and intensification within the Urban and Village Settlement boundaries.
- 7) To identify criteria to be considered in any study of future settlement boundary expansions.
- 8) To ensure the rural farm lifestyle including the agricultural land base is respected and preserved.
- 9) To ensure that development protects and where possible improves the health of the Lake Simcoe and Nottawassaga River watersheds.
- 10) To ensure natural heritage features and areas are protected for the long term.
- 11) To ensure that mineral aggregate operations and mineral aggregate resources are protected over the long term.

Since the approval of the current Official Plan, a number of policy documents have been updated or created, implementing new policies that must be reflected in the Town's Updated Official Plan. The province is responsible for most of these policy initiatives, including an updated Provincial Policy Statement (PPS) in 2014, the newly created Lake Simcoe Protection Plan as well as two amendments to the Growth Plan for the Greater Golden Horseshoe. In addition to new provincial policy, the County has updated its Official Plan.

Amendment 1 to the Growth Plan put into place population and employment forecasts for all Simcoe County municipalities to the year 2031 through a new Schedule 7 which includes 56,000 people and 13,100 jobs for Innisfil.

The growth management objectives and policies will therefore need to be updated to reflect revised population and employment forecasts as well as policies on where growth should be directed. While the Policy Gap Analysis Discussion Paper deals with the overall required policy updates to the Official

Plan, this discussion paper deals specifically with the aspects of the Official Plan Update related to population and employment growth, as set out in the Growth Plan and the Simcoe County Official Plan.

2 GROWTH PLAN POLICIES AND POLICIES FOR THE SIMCOE SUB-AREA

As described in the Policy Gap Analysis Discussion Paper, the Growth Plan for the Greater Golden Horseshoe, released by the Province on June 16, 2006, is a plan to manage growth in the Region. The plan allocates population and employment targets to upper-tier and single-tier municipalities within the Greater Golden Horseshoe, such as Simcoe County. In addition to these growth allocations, the plan generally contains policies that promote the creation of complete communities (where people can live, work and play), direct growth to built-up areas, provide for a range of dwelling types including affordable housing, and promote multi-modal transportation options.

Simcoe Sub-Area

On January 19, 2012 the Minister of Infrastructure released Amendment 1 to the Growth Plan for the Greater Golden Horseshoe [2006]. This Amendment brought forward a new section pertaining directly to Simcoe County, or the “Simcoe Sub-area” as it is referred to. Key policy changes included growth forecasts for each Simcoe County municipality, the identification of Primary Settlement Areas within the County (including Alcona, Innisfil’s only Primary Settlement Area), as well as the identification of four (4) Strategic Settlement Employment Areas within the County, one of which is the Innisfil Heights Strategic Settlement Employment Area in Innisfil.

Population and Employment Forecasts

The policies in Section 6.2 of the Growth Plan require lower-tier municipalities in Simcoe County to use the population and employment forecasts contained in Schedule 7 of the Growth Plan. For Innisfil, the 2031 population and employment forecasts are as follows:

- ∞ 2031 Population = 56,000 people
- ∞ 2031 Employment = 13,100 jobs

Primary Settlement Areas

Section 6.3 of the Growth Plan contains policies on how to manage growth in Simcoe County. Schedule 8 of the Growth Plan identifies “Primary Settlement Areas” within Simcoe County. Alcona is Innisfil’s only Primary Settlement Area, as identified in the Growth Plan. Policy 6.3.1.4 of the Growth Plan states that municipalities “will direct a significant portion of population and employment growth” to Primary Settlement Areas..

Policy 6.3.1.2 requires that municipalities such as Innisfil with Primary Settlement Areas update their Official Plans to:

- ∞ Identify Primary Settlements Areas;
- ∞ Identify and plan for intensification areas within Primary Settlement Areas;
- ∞ Plan to create complete communities within Primary Settlement Areas; and
- ∞ Ensure the development of high quality urban form and public open spaces within Primary Settlement Areas through site design and urban design standards that create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.

Policy 3.2.3 of the Simcoe County Official Plan reiterates these Growth Plan policies.

Settlement Areas and “Lands for Urban Uses” & “Lands Not for Urban Uses”

Chapter 6 of the Growth Plan identifies “lands for urban uses” and “lands not for urban uses”. “Lands for urban uses” is defined as “lands that are not designated for agricultural or rural uses within a settlement area identified in the approved official plan for the municipality”. In Innisfil, this term applies to all lands within its settlement areas, with the exception of some lands in Cookstown and Sandy Cove that are designated Rural Area.

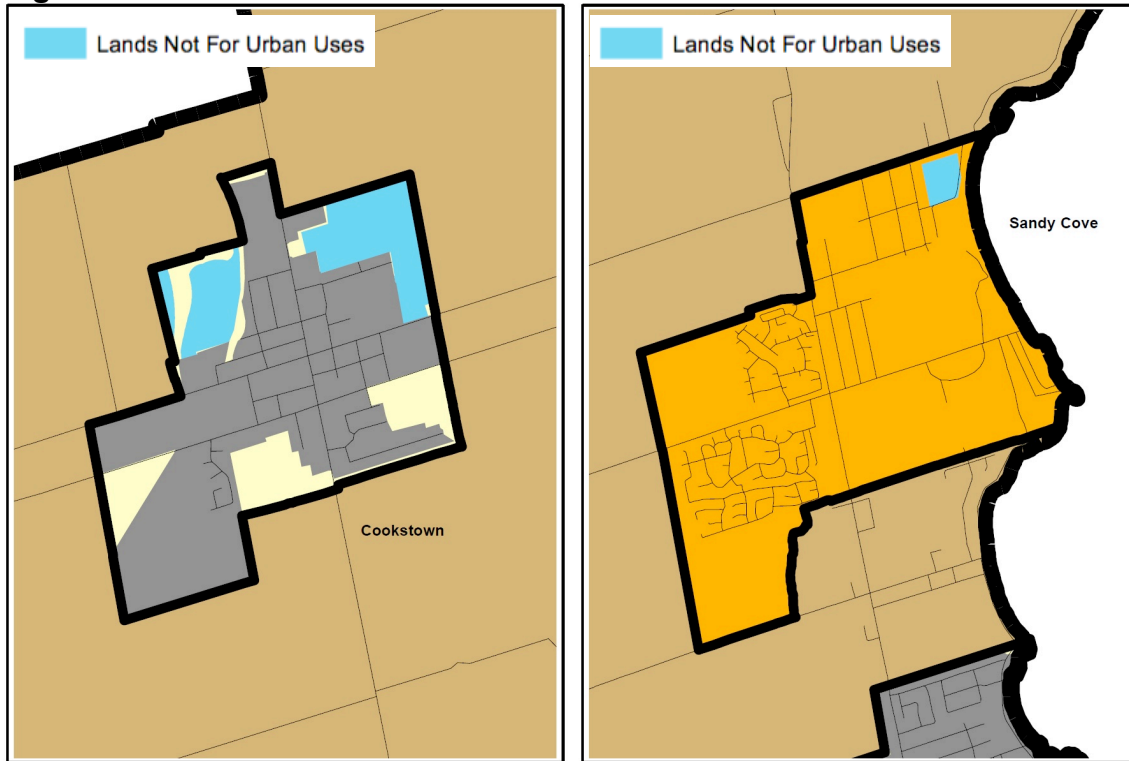
Under Policy 6.3.2.1, development can be approved in settlement areas in excess of the Schedule 7 forecasts provided it is on lands for urban uses as of January 19, 2012 and:

- ∞ it contributes to the achievement of the intensification targets and density targets;
- ∞ it can be serviced in accordance with applicable provincial plans and provincial policies; and
- ∞ it is in accordance with the requirements of the Lake Simcoe Protection Plan, 2009.

This policy applies to the treatment of much of the surplus identified in the designated greenfield area latter in this report.

“Lands not for urban uses” is defined as “lands that are designated for agricultural or rural uses within a settlement area identified in the approved official plan for the municipality”. Both Cookstown and Sandy Cove contain blocks of rural designated lands as shown in **Figure 1**. These lands are considered to be “Lands not for urban uses”.

Figure 1 – Lands Not For Urban Uses



Policy 6.3.2.2 of the Growth Plan permits the County to approve official plan amendments to redesignate “lands not for urban uses” to “lands for urban uses”, in excess of what is needed to accommodate population and employment forecasts to 2031, as shown on Schedule 7 of the Growth Plan, subject to meeting a number of criteria. These criteria include:

- a) can be serviced in accordance with applicable provincial plans and provincial policies;
- b) contributes to the achievement of the intensification target and density target;
- c) contributes to the development of a complete community;
- d) is subject to phasing policies;
- e) contributes to the achievement of the jobs to residents ratio in Schedule 7 for the lower-tier municipality;
- f) is in accordance with the requirements of the Lake Simcoe Protection Plan, 2009 if applicable;
- g) is supported by appropriate transportation infrastructure and is in accordance with any transportation guidelines and policies developed by the County of Simcoe; and
- h) is in accordance with any additional growth management policies specified by the County of Simcoe that do not conflict with the policies in this Plan.

Notwithstanding this permission, on a County-wide basis, there is a 20,000 population cap to this policy, and official plan amendments must be approved by January 19, 2017.

The County Official Plan contains similar but more detailed policies regarding the allocation of this additional 20,000 population. Policy 3.5.11 lists additional criteria that must be met before considering the redesignating of “lands not for urban uses” to “lands for urban uses”. These criteria include:

1. how the application fits within the settlement area hierarchy or preferred growth areas for the local municipality;
2. if the application contains both employment and residential uses;
3. if the application is a redevelopment of a Brownfield site;
4. if the application included policies detailing how the development will require the incorporation of affordable housing units;
5. if the application contains active transportation components;
6. if there are partnerships included on any financing proposal to reduce financial burden to the local municipality;
7. if the application is on lands within a primary settlement area;
8. if the lands provide a servicing linkage or provide critical mass for servicing feasibility;
9. if the application demonstrates how existing or proposed new infrastructure and public service facilities will be provided and used efficiently;
10. if the application is on lands within a rural settlement area, it demonstrates how the proposed development promotes its vitality and regeneration;
11. if the application contains a Council resolution from the local municipality to have an adopted official plan or adopted official plan amendment considered for this program.

To qualify for the additional allocation and to allow the approval of the redesignation, the County requires a complete record of adoption, a letter of request from the local municipality or land owner to have the adopted Official Plan amendment considered for the program and a planning report demonstrating how the application satisfies the criteria in Section 3.5.10 and addresses the criteria in Section 3.5.11.

The Town has not received any landowner request to seek part of the 20,000 allocation at this time.

Designated Greenfield Area (DGA) Density Targets and Built-up Area Intensification Targets

The Growth Plan also sets out requirements for minimum density targets to be achieved and minimum intensification targets to be achieved. In the Designated

Greenfield Area of each upper and single-tier municipality, policy 2.2.7.2 requires the density target to be no less than 50 residents and jobs combined per hectare. The Simcoe County Official Plan (policy 3.5.23) has identified the minimum density target for the Designated Greenfield Area of Innisfil to be **32 persons and jobs per hectare**.

Policy 2.2.3.1 of the Growth Plan requires that a minimum of 40% of all residential development occurring annually within each upper- and single-tier municipality be within the Built-up Area. The Simcoe County Official Plan (policy 3.5.24) has identified the minimum intensification target for the Town of Innisfil to be **33%**.

There are eight (8) settlement areas in Innisfil, as shown on **Figure 2** of this report. Two (2) of these settlement areas, Alcona and Cookstown, have a Built-up Area that has been delineated by the Province. It is important to note that the existing Official Plan identifies built boundaries for the Sandy Cove and Lefroy – Belle Ewart settlement areas. While these built boundaries were originally identified by the Town to recognize the existing development pattern and servicing capacity of each settlement area, the Minister has yet to delineate a built boundary within these settlement areas and the Town's built boundary in these two settlement areas remain as "Non-Decisions" in the existing Official Plan. As such, the built boundaries shown on Schedules B3 and B5 should be removed through this Official Plan Update.

The Built-up Area represents lands within a settlement area that were built up in 2006, the year the Growth Plan was released. All new development within the Built-up Area counts towards the achievement of the Town's intensification target.

Lands designated for urban uses that are located outside of the Built-up Area, but still within the boundary of the settlement area, are referred to as Designated Greenfield Area (DGA). All new development within the DGA counts towards the achievement of DGA density targets. **Figure 2**, illustrates the DGA in Alcona and Cookstown.

For the remaining settlement areas within Innisfil that do not have a delineated Built-up Area, these settlements are referred to as "undelineated" Built-up Areas, and all development within these settlements counts towards achieving the intensification target.

Employment Lands

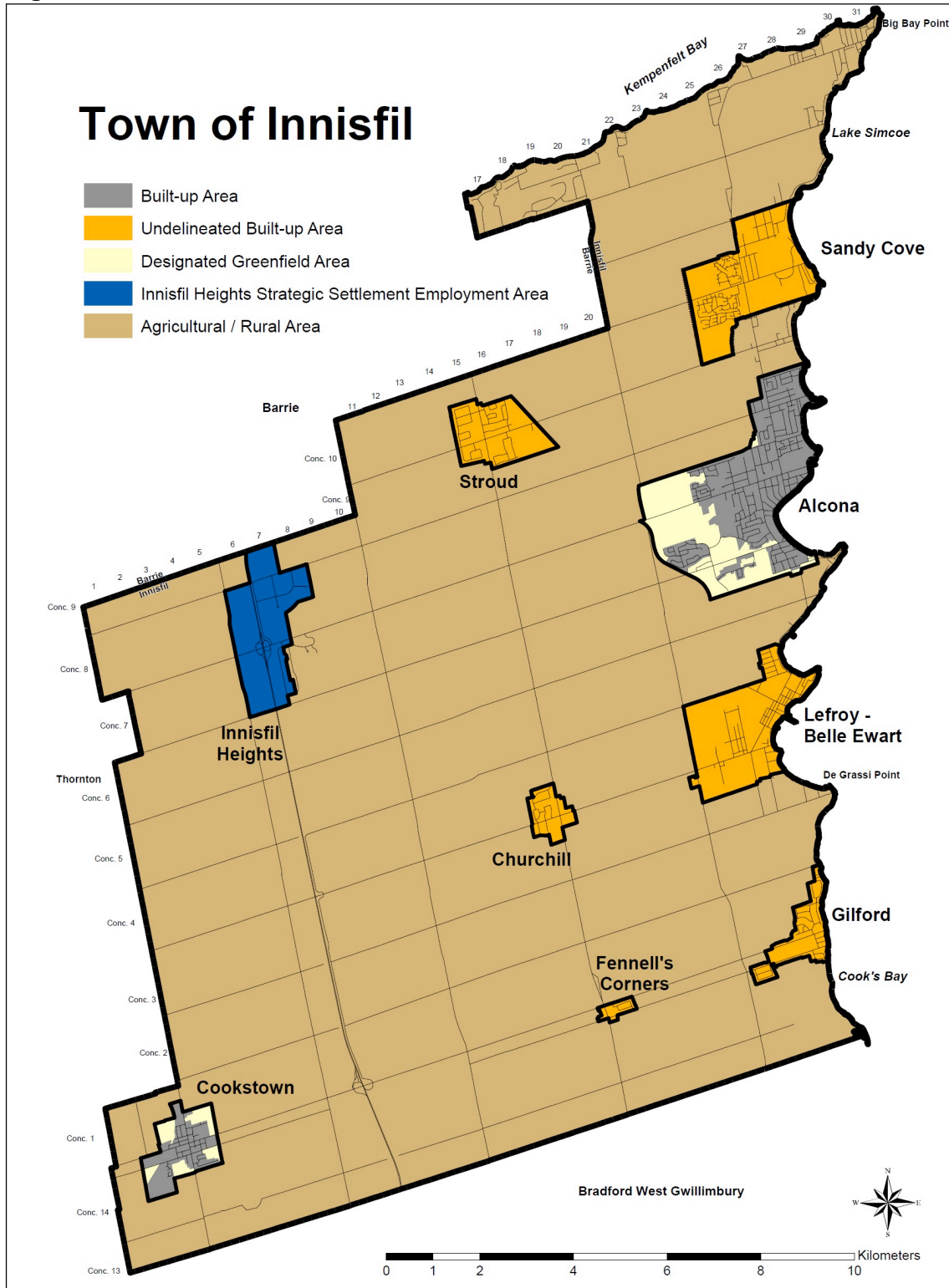
As noted earlier, Schedule 8 of the Growth Plan identifies the Innisfil Heights Strategic Settlement Employment Area. The Growth Plan states that municipalities such as Innisfil that have Strategic Settlement Employment Areas

may direct appropriate employment to those areas in order to meet employment forecasts in the Growth Plan. The Innisfil Heights Strategic Settlement Employment Area is discussed in more detail later in this section.

Policy 6.4.6 of the Growth Plan requires that official plan policies be developed to implement the location and boundaries of the employment area, as determined by the Ministry of Infrastructure, including permitted uses, lot sizes and any additional policies that may apply. As discussed in the Policy Gap Analysis Discussion Paper, the Ministry of Infrastructure has released detailed policies regarding permitted uses, employment-supportive uses, and lot sizes permitted within the Innisfil Heights Strategic Settlement Employment Area. These policies must be included within the Town's Updated Official Plan.

In terms of achieving and monitoring the density targets, policy 6.4.7 of the Growth Plan states that strategic settlement employment areas are considered to be within the DGA. In other words, the land area and number of jobs to be accommodated within the Innisfil Heights Strategic Settlement Employment Area will contribute to the achievement of Innisfil's minimum DGA density targets.

Figure 2 – Innisfil Settlement Areas



3 RESIDENTIAL ANALYSIS

As part of the process of preparing the update to the Town of Innisfil Official Plan, a comprehensive review of the Town’s housing need, planned housing mix, and employment needs is required. This review is necessary to confirm that Innisfil will have sufficient urban land available, through both intensification and through development in the DGA, in order to accommodate the anticipated growth through to 2031, as forecast in Schedule 7 the Growth Plan. The review also considers if the land supply and housing mix will be sufficient in order for Innisfil to meet Provincial and County requirements for intensification within the urban built boundary, while also meeting the density requirements for new development in the DGA.

Housing Supply

The Town’s existing supply of units has been categorized into 5 geographic categories, which are comparable to the three categories of intensification, rural area growth and DGA as shown on **Figure 1**. Under Intensification, the supply is divided into the Built-up Area of Alcona and Cookstown and the Undelineated Built-Up Area comprised of the other six settlements. Under the DGA, the supply is divided into “Lands For Urban Uses” and “Lands Not For Urban Uses”. The residential land supply in Innisfil is as follows:

∞ Intensification =	5,827 units
○ Built-up Area:	1,452 units
○ Undelineated Built-up Area:	4,375 units
∞ Designated Greenfield Area =	5,179 units
○ Lands for Urban Uses:	4,794 units
○ Lands Not For Urban Uses:	385 units
∞ <u>Agricultural / Rural Area =</u>	<u>304 units</u>
∞ TOTAL =	11,310 units

The data on housing supply is from the Simcoe County Land Budget, which was originally compiled with data from the Town but has been updated based on revised intensification potential as part of the “Our Place” Official Plan Update study process, as well as a review of an updated list of development applications. The Intensification Discussion Paper addresses intensification potential in further detail.

Allocated Growth and Housing Demand

Simcoe County has completed their land budget for Innisfil in two ways. In April, 2015, the County of Simcoe released an update to its Land Budget Report which provided an updated residential land budget for the Town of Innisfil. Based on data from both the local municipality and the most recent Census of Canada, the County's report examines the unit supply within Innisfil's Built-up Area and in the DGA in order to determine if the Town can meet the housing demand generated by the population forecast in the Growth Plan, while also achieving its intensification and DGA density targets. The April 2015 Land Budget for Innisfil is modeled on a "policy driven demand" basis, which is the Simcoe County OP requirement for meeting intensification and density targets. The County's intensification target for Innisfil is 33%, meaning that a minimum of 33% of future residential units must be located within the delineated or undelineated Built-up Areas.

Since April 2015, the County has also prepared a revised land budget for Innisfil, which uses an alternate approach to looking at land needs for Innisfil. This revised land budget is modeled on a "historical approval demand" basis. Based on a review of historical development in the Town, the County has determined that an average of approximately 57% of residential units over recent years has been occurring within both the Built-up Areas and Undelineated Built-up Areas of the Town. This alternate land budget therefore assumes that the demand going forward will follow a similar pattern of development, and raises the intensification target to 57%.

In 2011, the population of Innisfil was 33,671. The allocated Growth Plan Schedule 7 population forecast of 56,000 by 2031 represents a growth of approximately 22,000 people. This population figure represents permanent residents. The housing demand is also influenced by seasonal residents and an allowance in the demand has been made for units accommodating seasonal residents.

In order to accommodate the population increase of over 22,000 permanent residents, as well as the additional residents who reside in the area on a seasonal basis, it is anticipated that there will be a need for approximately 10,100 new residential units within Innisfil.

The difference between the Policy Driven Demand Land Budget and the Historical Approved Demand Land Budget is where the unit demand is allocated to – ie. Built-up Area versus Designated Greenfield Area. Both approaches assume a unit demand of 10,100 units.

Policy Driven Demand Land Budget

As noted above, the first way that the County completed the land budget for Innisfil is based on a “Policy Driven Demand” approach, which is the Simcoe County OP requirement for meeting intensification and density targets.

In order to achieve the minimum intensification target of 33%, Innisfil would have to locate a minimum of 3,335 of these units within its Built-up Area. An estimated 200 units is also forecast to be built in the Agricultural / Rural Areas of the Town by 2031. The remaining 6,570 units would be located in the DGA as shown in **Table 1A**.

POLICY DRIVEN DEMAND		Table 1A	
RESIDENTIAL LAND DEMAND AND SUPPLY - TOWN OF INNISFIL, 2031 (UNITS)			
Growth Plan Policy Area	Demand	Supply	Surplus (Deficit)
Intensification	3,335		2,492
Built-up Area		1,452	
Undelineated Built-up Area		4,375	
Designated Greenfield Area (DGA)	6,569		-1,390
Lands For Urban Uses		4,794	
Lands Not For Urban Uses		385	
Agricultural / Rural Area	202	304	
TOTAL	10,106	11,310	1,204

As noted in **Table 1A**, the overall residential land supply exceeds the overall demand. However, when looking at the breakdown by category, the supply in the Built-up Area greatly exceeds the demand as established through the 33% intensification target. Correspondingly, the supply in the DGA falls short of the demand established through the target of 65%.

When we review the supply in the Built-up Area, we find that of the 5,830 unit potential, approximately 2,455 units are in registered, draft approved, or proposed subdivisions. Of these units, approximately 67% are single detached and semi-detached dwelling units, 11% are townhouse dwelling units, and 22% are apartment units. Therefore, despite a deficit in the DGA, a large number of the units in the Built-up Area (approximately 1,900 units) are in ground related housing forms, which meets the greenfield housing demand. This large number of ground related housing units in the Built-up Area is primarily due to the large vacant land areas within the six settlements with Undelineated Built-up Areas.

Historical Approval Demand Land Budget

The alternate way that the County completed the land budget for Innisfil is based on a “Historical Approval Demand” approach. Based on a review of historical

development in the Town, the County has determined that an average of approximately 57% of residential units over recent years has been occurring within both the Built-up Areas and Undelineated Built-up Areas of the Town, which includes the Built-up Areas of Alcona and Cookstown, as well as all lands within the remaining settlement areas. This intensification rate is higher than the minimum 33% intensification target in the County Official Plan. As noted above, this alternate land budget therefore assumes that the demand going forward will follow a similar pattern of development, and raises the intensification target to 57%.

In order to achieve the minimum intensification target of 57%, Innisfil would have to locate a minimum of 5,761 of these units within its Built-up Area. An estimated 200 units is also forecast to be built in the Agricultural / Rural Areas of the Town by 2031. The remaining 4,144 units would be located in the DGA as shown in **Table 1B**.

HISTORICAL APPROVAL DEMAND			Table 1B
RESIDENTIAL LAND DEMAND AND SUPPLY - TOWN OF INNISFIL, 2031 (UNITS)			
Growth Plan Policy Area	Demand	Supply	Surplus (Deficit)
Intensification	5,761		66
Built-up Area		1,452	
Undelineated Built-up Area		4,375	
Designated Greenfield Area (DGA)	4,144		1,035
Lands For Urban Uses		4,794	
Lands Not For Urban Uses		385	
Agricultural / Rural Area	202	304	
TOTAL	10,107	11,310	1,203

As noted in **Table 1B**, the overall residential land supply exceeds the overall demand. When looking at the breakdown by category, the supply in the Built-up Area slightly exceeds the demand as established through the estimated 57% intensification target, which is based on historical demand. The supply in the DGA also exceeds the demand to a greater extent.

No matter which way the demand is accounted for, the overall supply exceeds the demand and as a result, there is no need for a settlement area boundary expansion to achieve the Growth Plan Schedule 7 population forecast of 56,000 people.

Housing Mix

In order to determine Innisfil's ability to meet the targets for the higher intensity components of the intensification target and in the Built-up Area of Alcona and Cookstown and to confirm that the ground related housing demand can be met

through the surplus in the Undelineated Built-up Areas, this section of the report reviews development trends within Innisfil and assesses the likelihood of shifts in market preference over the coming years.

In order to meet the required densities for new development within the DGA, the County assumed greenfield units will comprise a housing mix of 70% single and semi-detached units, 20% row house units, and 10% apartment units, which is a higher level of medium and high density housing than has historically been built in the Town.

Historic Housing Development Has Been Almost Exclusively Single Detached Completions

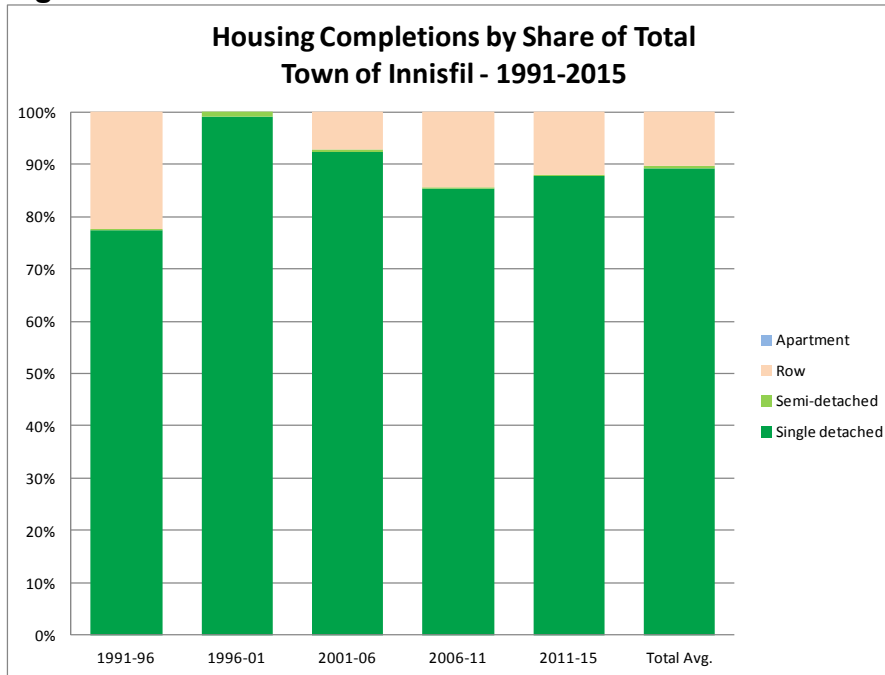
As demonstrated in Table 2 and Figure 3 below, just under 90% of all completions since 1991 have been single detached units, with limited variation on this trend between the five year periods shown.

Table 2					
HOUSING COMPLETIONS BY UNIT TYPE					
TOWN OF INNISFIL, 1991 - 2015					
	Single	Semi	Row	Apartment	Total
1991-96	686	2	199	0	887
1996-01	1331	12	0	0	1343
2001-06	1013	6	78	0	1097
2006-11	861	2	146	0	1009
2011-15	1046	2	142	0	1190
1991-15	4937	24	565	0	5526

Source: CMHC Starts and Completions Survey.

Note: CMHC data for 2015 is year to date.

Figure 3



Source: Hemson Consulting Ltd. based on CMHC Starts and Completions Survey.

There has been a limited shift towards medium density row houses in recent years, though market preference firmly favours single detached housing units over higher density options.

Policy Favours Denser Future Housing Development, But Market Will Remain Highly Oriented Toward Ground Related Housing

From the Growth Plan through to County and local policies, there is a strong impetus for sustainable growth management which encourages not only a quantitative supply of developable land, but also the provision of qualitative matters, such as complete communities and affordable housing options through a varied range of housing forms. From a land budgeting perspective, many of these factors are addressed through the provision of a broad inventory of densities and housing choices within communities, those both already established and to be developed.

As indicated previously, Section 3.5.23 of the County Official Plan requires 33% of all new residential development be accommodated through infill and redevelopment, while all developments in the DGA be planned to a minimum density of 32 persons and jobs per hectare. Discussion with regards to the feasibility of meeting these two targets in Innisfil's current housing market is as follows:

Intensification Target

In most cases, as established neighbourhoods begin to mature, intensification efforts are accommodated through the redevelopment and infill construction of more medium density row housing and apartment units. Innisfil is expected to move in this direction, though remain a predominantly single detached community. Section 2.10 of the Innisfil Official Plan identifies the need to promote intensification for housing mix purposes, while also recognizing the limited potential for increased density in the context of the surrounding single detached neighbourhoods, which is typical of the eight settlement areas in the Town. The addition of more medium density row house and apartment units would also require a shift away from the past development trend for single detached housing. The overall market for higher densities in Innisfil, particularly apartments, is likely to be limited, as the market for these units in South Simcoe is anticipated to be primarily located within the City of Barrie to the north.

Meeting the intensification target will not require as much of a shift in unit mix, however, as the Built-up Area includes a significant amount of land that can be developed for singled detached housing as discussed in the previous section. However, in order for Innisfil to achieve its goals of providing a broader mix of housing choices while also promoting affordable residential options, some strategically located areas for higher density infill should continue to be identified and promoted. The Intensification Discussion Paper addresses this matter in further detail.

Density Target in the Designated Greenfield Area

The County assumed a housing mix of 70% single and semi-detached, 20% townhouse, and 10% apartment for its land budget analysis. This mix would require a shift from Innisfil's historical development patterns in order to facilitate limited higher densities, but the majority of the housing will still be single detached units.

Current policy directions at both the Provincial and County level favour densities higher than what has historically occurred in Innisfil, while policies at all levels advocate for a more diverse inventory of housing choices. Though the current market is dominated by single detached units, a limited shift towards slightly higher densities will enable the Town to achieve its policy goals and targets.

When we review, the current housing supply in registered plans, draft approved subdivisions and applications in Innisfil, we find that the housing mix is comprised of 66% single and semi-detached units, 15% townhouse units and 18% apartment units. This mix indicates that the trend to a more balanced mix is occurring although with a greater shift to apartment units than townhouses.

From this review, the proposed housing unit mix in the County Land Budget Report (70% single and semi-detached units, 20% townhouse units, 10% apartment units) is considered reasonable for new dwellings in the DGA.

We also considered the ability to meet the target density of 32 persons and jobs per hectare. Reviewing the current housing supply in registered plans, draft approved subdivisions and applications, we find that the average density in these plans is 35.3 persons and jobs per hectare. This analysis confirms that it is very likely that Innisfil will be able to achieve the target density in the DGA of Alcona and Cookstown.

Affordable Housing

Simcoe County released an Affordable Housing Strategy called “Housing our Future – Our Community 10-Year Affordable Housing and Homelessness Prevention Strategy”. The study contains a number of recommendations for municipalities to consider in an effort to promote the provision of affordable housing. Some of these recommendations are to be considered when municipalities are updating their Official Plans. These recommendations include:

- ∞ Promotion of a full range of housing types in order to meet the diverse needs of residents;
- ∞ Promotion of secondary suites and garden suites;
- ∞ Provision of Section 37 policies to promote community benefits, such as affordable housing, in exchange for height and density bonuses; and,
- ∞ Consider the requirement of affordable housing units within new plans of subdivision.

The Town’s existing Official Plan already contains a number of policies that promote a full range of housing types. Further, the Town is currently bringing forth an amendment to the existing Official Plan that deals with Secondary Suites.

As noted in the study, certain communities within Simcoe County, such as Innisfil, permit Section 37 agreements. However, the Town of Innisfil currently does not address this in the current Official Plan. In order to fully utilize the Section 37 planning tool to achieve affordable housing goals and targets, the updated Official Plan should include policies that clearly articulate the importance of affordable housing, and that affordable housing can be negotiated through Section 37 agreements.

In addition, Table 19 of the document contains affordable housing targets for Simcoe County municipalities. For Innisfil, the table identifies that 224 affordable

dwellings are required. Through this Official Plan Update process, consideration will be made on how best to address the affordable housing target for Innisfil.

4 EMPLOYMENT ANALYSIS

The last major review of the Town of Innisfil’s Official Plan was completed prior to the start of the recent recession in 2008. The makeup and outlook of employment in the Greater Golden Horseshoe has changed considerably in the years since, including a significant restructuring of the regional manufacturing sector. As a result, there has continued to be limited new industrial-type development in recent years.

Due to the limited land absorption in Innisfil (or South Simcoe and anywhere else in the GGH) since the last official plan review, the circumstances for the accommodation of future employment in Innisfil remain unchanged. Population-related employment, which is employment that primarily serves a resident population including retail, education, health care, local government and work-at-home employment, will continue to follow patterns of residential development.

Employment land employment, which refers to employment accommodated primarily in low-rise industrial-type buildings, is mostly located within business parks and industrial areas. Due to the lower than anticipated employment lands absorption rates since 2008, the current available supply of employment lands will continue to be sufficient to accommodate demand to 2031.

Existing employment and history

As of the 2011 Census, the Town of Innisfil had approximately 7,790 jobs. These jobs included 3,630 population-related employment jobs, 3,250 employment lands employment jobs and 910 rural-based employment jobs. Details are provided in Table 3:

Historical Employment Town of Innisfil 2001-2031				
	Population Related	Employment Lands	Other Rural	Total
2001	2,640	2,390	900	5,930
2006	3,370	2,810	950	7,130
2011	3,630	3,250	910	7,790
2001-11	990	860	10	1,860

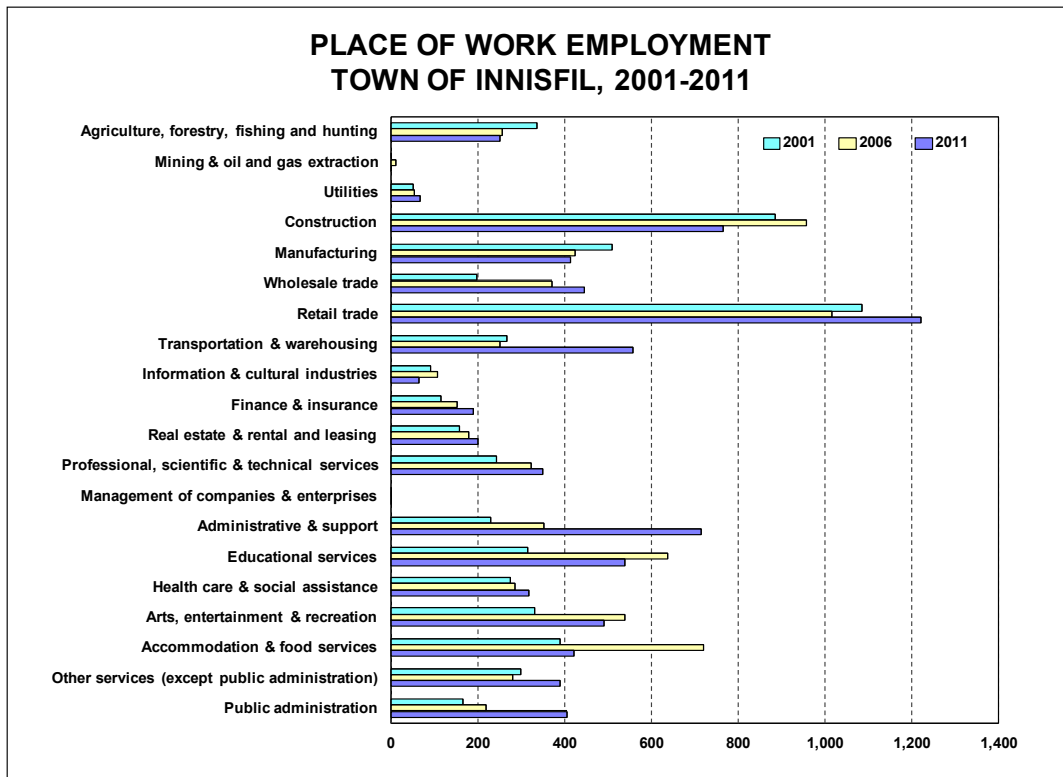
Source: Hemson Consulting Ltd. with data from Statistics Canada

Over the ten-year period from 2001 to 2011, Innisfil added approximately 1,860 new jobs. The population-related employment category grew by 3.75% per year

during the period. Employment lands employment, which is primarily industrial in nature, grew at 3.26% per year. The slower growth in employment lands employment is directly related to the effects of the 2008 recession discussed earlier.

There was some fluctuation between individual employment sectors within Innisfil over the same ten-year period, with most featuring modest growth on the aggregate. **Figure 4** below indicates the change over the three most recent Census periods. Retail trade proved the most dominant employment sector, comprising over 1,200 jobs in 2011. Construction related jobs remained the second largest employment sector in the Town, though they have experienced a drop off from their height in 2006. Modest reductions in agriculture, forestry, fishing and hunting, as well as manufacturing related employment was offset by steady growth in various other employment segments, including significant gains in wholesale trade, transportation and warehousing, administrative and support, and public administration.

Figure 4



Source: Hemson Consulting Ltd. based on Statistics Canada, 2011 National Household Survey & 2006, 2011 Census of Canada.

Future Employment will likely follow a similar pattern

Employment growth to 2031 is expected to shift from the previous ten-years where the largest growth occurred in population-related employment. It is anticipated that Innisfil will add approximately 2,750 employment lands jobs by 2031, as illustrated in Table 4. The additional growth in employment lands employment is predicated on the work underway for the Innisfil Heights secondary plan area, which, when fully serviced, will provide a significant new supply of lands to be development specifically for employment purposes.

Table 4				
FORECAST EMPLOYMENT TOWN OF INNISFIL, 2001 2031				
	Population Related	Employment Lands	Other Rural	Total
2011	3,630	3,250	910	7,790
2031	6,040	5,990	1,070	13,100
2011-31	2,410	2,740	160	5,310

Source: Hemson Consulting Ltd. based on Statistics Canada data.

Population-related employment will closely follow and will grow at rates representative of residential development patterns in the coming years. Due to the measured pace of population and residential growth anticipated in Innisfil in the years to come, population-related employment will grow at a compound annual rate of 3.3% per year.

The shares of each component of total employment growth is based on a shifting share of mostly population-related employment (from 47% of the total in 2011 to 46% in 2031) to greater employment land employment growth with the capacity in Innisfil Heights (total employment land employment from 42% in 2011 to 46% in 2031). Other rural-based employment is also expected to reduce from 12% of total jobs in 2011 to 8% in 2031.

Land Needs Associated with Employment Growth

The share of population-related employment in a municipality is largely tied to the growth in the population requiring services. As a result, growth in population-related employment tends to be focussed in areas where population is growing. In areas where population is stable or declining, the population-related employment can be expected to ultimately do the same. Local institutional services, such as schools, community facilities and places of worship, are generally planned as part of residential areas and are included in the population-related employment.

The Retail Sector Discussion Paper prepared as part of this Official Plan Update process identifies a need for an additional 0.9 million square feet of retail space by the year 2021 and 1.6 million square feet by 2031, the majority of which will be accommodated in Alcona, with some also being accommodated in other settlement areas in the Town. It is anticipated that the majority of the retail growth in Alcona will occur along Innisfil Beach Road, where lands have been recently rezoned to allow for a mix of commercial and residential uses in single use and mixed use buildings. As outlined in the Innisfil Beach Road Urban Design Study and Guidelines, the Town's vision for Innisfil Beach Road is that of a vibrant, mixed use main street with a compact urban form and a pedestrian supportive streetscape. The additional retail demand in Innisfil will be a catalyst to help realize this vision for Innisfil Beach Road. The Retail Sector Discussion Paper also identified the demand for a department store, which due to its land requirements may not be able to be accommodated on an available site along Innisfil Beach Road. The options to accommodate a department store site will be explored further in the next phase of the Official Plan Update.

Other than commercial and other population serving employment, employment growth in Innisfil will mainly be driven by employment land employment. Employment land employment is generally expected to comprise a smaller share of the growth in employment over time across the Province, due in part to structural changes in the economy that will result in a larger share of growth occurring in major offices. Innisfil's supply of employment lands is concentrated primarily in Innisfil Heights, a Provincially designated employment area.

Innisfil Heights contains approximately 320 ha of employment lands and has enough capacity to accommodate approximately 6,330 jobs (including existing and future jobs). Of these 320 ha, approximately 154 ha are vacant un-serviced lands. Using a density of approximately 20 jobs per hectare, which is a realistic employment land density for Innisfil, Innisfil Heights can accommodate the addition of approximately 3,080 new jobs, and potentially more when the lands are fully serviced which is generally sufficient to accommodate the forecast growth of 2,750 jobs on employment lands to 2031. With a current employment land employment of 3,250, the lands designated in Innisfil Heights are likely sufficient to meet the forecast of a total of 5,990 employment land jobs by 2031, as shown in Table 4.

However, this analysis assumes that nearly all the remaining vacant lands will be developed by 2031. In many employment areas, it is common to find vacant parcels decades after the majority of the employment area has been built out. As well, the supply will be quite limited by the end of the planning period, which may affect achieving forecast employment growth near the end of the planning period. Most importantly, key to achieving the forecast employment density will be delivering full municipal services to Innisfil Heights.

More specific descriptions, densities and characteristic are more appropriately addressed in the Innisfil Heights Secondary Plan Strategy currently underway and will be incorporate into the official plan review process. The Secondary Plan Strategy will confirm the sufficiency of the employment land supply,

5 REQUIREMENTS FOR A COMPREHENSIVE REVIEW

The Provincial Policy Statement (PPS), 2014 outlines the requirements for a comprehensive review. The Growth Plan for the Greater Golden Horseshoe, 2013, contains further policies on matters that may only be addressed through a municipal comprehensive review. A comprehensive review, or municipal comprehensive review, is a review of a municipality's official plan, such as this "Our Place" Official Plan Update study. This section of this discussion paper outlines how the requirements of the PPS and the Growth Plan for comprehensive review and municipal comprehensive review are being satisfied through this update to the Town of Innisfil Official Plan.

Policies 1.1.3.8 and 1.3.2.2 of the PPS address matters that can only be considered and addressed through a comprehensive review. Policy 1.1.3.8 of the PPS addresses the identification of settlement areas and expansions to settlement areas and includes specific criteria that must be met for such expansions.

Policy 1.3.2.2 of the PPS deals with the conversion of lands within employment areas to non-employment uses. The only employment area within Innisfil is the Innisfil Heights Strategic Settlement Employment Area. Policy 6.4.2 of the Growth Plan states that permitted uses within the Innisfil Heights Strategic Settlement Employment Area will be determined by the Minister of Infrastructure, in consultation with other Ministers, as well as affected municipalities and stakeholders, such as Simcoe County and the Town of Innisfil. On February 4, 2013, the Minister of Infrastructure released a document called "The Location, Boundary of and Details Regarding the Permitted Uses in the Innisfil Heights Strategic Settlement Employment Area", pursuant to policy 6.4.2 of the Growth Plan. This document lists the range of uses that are permitted in Innisfil Heights, which include employment and employment supportive uses. As such, a conversion to uses other than employment or employment supportive uses is not permitted.

The PPS definition for "comprehensive review" is described below, along with relevant policy references from the PPS. A response to each of the PPS requirements is also provided below.

a) *for the purposes of policies 1.1.3.8 and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:*

1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;

As noted above, policy 1.1.3.8 deals with expansions to settlement areas and policy 1.3.2.2 deals with employment land conversions. The updated land budget for Innisfil, as prepared by Simcoe County, has been reviewed. From a residential land perspective, no expansions to existing settlement area boundaries are required to meet the population Growth Plan Schedule 7 projections to 2031. From an employment land perspective, the secondary plan that is currently underway for Innisfil Heights, “Our Jobs”, will confirm the employment land needs.

2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;

Projected growth will be accommodated within existing settlement areas, where sufficient developable and redevelopable land exists. The majority of that growth is anticipated to be in the form of intensification, within the Built-up Areas of the Town, including the undelineated Built-up Areas.

3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;

The projected population can be accommodated within existing settlement areas, where there are sufficient infrastructure and public service facilities already planned to meet the population anticipated in those settlement areas.

4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;

The projected population can be accommodated within existing settlement areas. The Town-Wide Water and Wastewater Master Servicing Plan has been completed, which plans for the full development of the settlement areas and confirms that water quality and quantity and assimilative capacity are available.

5. *confirms that sewage and water services can be provided in accordance with policy 1.6.6; and*

The projected population can be accommodated within existing settlement areas. The Town-Wide Water and Wastewater Master Servicing Plan has been completed, which plans for the full development of the settlement areas and sets out the planned infrastructure improvements to accommodate future development in accordance with Policy 1.6.6.

6. *considers cross-jurisdictional issues.*

No settlement boundary expansions are required for residential purposes to meet Growth Plan Schedule 7 population projections to 2031. As such, no cross-jurisdictional issues are anticipated.

The Growth Plan policies on expansions to settlement area boundaries and the conversion of employment lands to non-employment uses require that these matters may only be considered as part of a municipal comprehensive review, subject to the satisfaction of specific criteria. These policies are outlined below. A response to each of the Growth Plan requirements is also provided below.

Policy 2.2.6.5 of the Growth Plan permits the conversion of employment lands to non-employment uses, subject to a municipal comprehensive review and subject to specific criteria. As noted in this discussion paper, there are no conversions of employment lands being proposed or considered at this time.

Policy 2.2.8.2 of the Growth Plan deals with settlement area expansions as follows:

A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that –

- a) *sufficient opportunities to accommodate forecasted growth contained in Schedule 3, through intensification and in designated greenfield areas, using the intensification target and density targets, are not available:*

i. within the regional market area, as determined by the upper- or single-tier municipality, and

For Simcoe County, the province has allocated population and employment growth to lower-tier municipalities, including Innisfil.

ii. within the applicable lower-tier municipality to accommodate the growth allocated to the municipality pursuant to this Plan

As noted earlier, the updated land budget for Innisfil, as prepared by Simcoe County, has been reviewed. From a residential land perspective, no expansions to existing settlement area boundaries are required to meet the Growth Plan Schedule 7 population projections to 2031. From an employment land perspective, the secondary plan that is currently underway for Innisfil Heights, “Our Jobs”, will confirm the employment land needs.

b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in Policy 2.2.8.2(a)

No expansions to the existing settlement areas are proposed to accommodate forecast residential development to 2031.

c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan

No expansions to the existing settlement areas are proposed to accommodate forecast residential development to 2031. All forecast residential population to 2031, as per Schedule 7 of the Growth Plan, will be accommodated within existing settlement areas.

d) where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans

No expansions to the existing settlement areas are proposed to accommodate forecast residential development to 2031.

e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner

No expansions to the existing settlement areas are proposed to accommodate forecast residential development to 2031.

f) in prime agricultural areas:

i. the lands do not comprise specialty crop areas

No expansions to the existing settlement areas are proposed to accommodate forecast residential development to 2031.

ii. there are no reasonable alternatives that avoid prime agricultural areas

No expansions to the existing settlement areas are proposed to accommodate forecast residential development to 2031.

iii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas

No expansions to the existing settlement areas are proposed to accommodate forecast residential development to 2031.

g) impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible

No expansions to the existing settlement areas are proposed to accommodate forecast residential development to 2031.

h) in determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS, 2005 are applied

No expansions to the existing settlement areas are proposed to accommodate forecast residential development to 2031.

i) for expansions of small cities and towns within the outer ring, municipalities will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the small city or town.

No expansions to the existing settlement areas are proposed to accommodate forecast residential development to 2031.

In summary, all matters under the PPS and Growth Plan to be considered for comprehensive reviews have been addressed, and the requirements of which have been satisfied.

6 CONCLUSIONS

The analysis in this report has revealed that, on a Town-wide basis, the Town does have a sufficient land supply within the eight settlement areas to accommodate forecast population growth to 2031, as per Schedule 7 of the Growth Plan.

Meeting the intensification target will not require a major shift in unit mix, as the Built-up Area includes a significant amount of land that can be developed for ground related housing. Of the unit supply in the Built-up Area, approximately 78% or units are ground-related, with the vast majority of those being singles and semi detached dwellings. Therefore, despite a deficit in the DGA, a large number of the units in the Built-up Area (approximately 1,900 units) are in ground related housing forms, which will meet the ground related housing demand.

In order for Innisfil to achieve its goals of providing a broader mix of housing choices while also promoting affordable residential options, some strategically located areas for higher density infill should be identified and promoted, such as the Innisfil Beach Road commercial core area in Alcona.

From an employment land perspective, this land budget analysis has revealed that the lands within Innisfil Heights are expected to be able to accommodate forecast employment land employment. However, the lands that are currently vacant within Innisfil Heights are not serviced, and the anticipated job growth will be contingent on providing services to the lands. This analysis also assumes that nearly all the remaining vacant lands will be developed by 2031, which may not be a reasonable assumption particularly at the end of the planning period.

In line with the policies of the Simcoe County Official Plan, the next phase of the Our Place process will examine the establishment of monitoring policies to keep track of applications and population and employment growth for land budgeting purposes. The Simcoe County Land Budget Data Collection and Analysis Report states that the County, in partnership with the local municipalities, will use the land budget to monitor the pace of growth and available land supply.

The Simcoe County Official Plan contains specific policies on monitoring development applications, as well as phasing policies to manage the timing and sequencing of growth in the County. The Directions report will consider these County OP policies in order to augment the phasing policies of the Town's current Official Plan in the next phase of the Our Place Study.