This section of the Plan deals with anticipated population growth, housing demand and land area requirements for urban expansion within the City of London to the year 2016-2026. Growth forecasts are necessary for the planning and timing of land development, infrastructure expansion and the provision of public services and facilities.

The growth forecasts providing the basis for the Official Plan at the time of its initial adoption in 1989 were based on the City of London Economic Growth Strategy adopted by Council in 1983. Updated population growth and housing demand projections were adopted by City Council at the outset of the Vision '96 community planning project in 1995 and again in 2006 in conjunction with the Official Plan Review. Updated population growth and housing demand projections were adopted by City Council at the outset of the Vision '96 community planning project in 1995 and again in 2006 in conjunction with the Official Plan Review. Updated population growth and housing demand projections were adopted by City Council at the outset of the Vision '96 community planning project in 1995 and again in 2006 in conjunction with the Official Plan Review. The Official Plan population projection is based on the City of London Population Forecast which was adopted by Council in September of 1993, and the estimate of housing growth is taken from the City of London Housing Demand Forecast adopted by Council in March of 1994. The forecast of land requirements to accommodate the expansion of urban development over the planning period is taken from the Land Requirements Study adopted by City Council in May of 1995.

The forecast report was updated in the Summer of 2006 by Clayton Research to reflect changes in underlying macro-economic conditions, federal policies affecting immigration and the land-planning policy environment in Ontario. Four interrelated models were employed by Clayton Research: economic, population, housing demand and non-residential building space. The methods used to derive these models are well accepted across the industry and have been used by Clayton Research to model growth in many other cities across Canada. These employment, population, housing and non-residential construction projections were approved for use as the basis for the determination of land needs by City Council in October of 2006. The resulting forecast of land requirements to accommodate growth over the planning period is taken from the Land Needs Study adopted by City Council in May of 2007.

In general, the forecast begins with an examination of the London economy within the context of the Canada, Ontario, Southwestern Ontario and Middlesex County economies. Prospects for growth are considered by economic sector and an employment forecast is prepared. The employment forecast drives the population forecast (since employment drives net migration) within the context of a cohort survival model which is consistent with the population projection methodology guidelines set out by the Ministry of Municipal Affairs. Population forecasts were converted through Clayton’s housing demand model to project anticipated household growth for the City of London. Potential household growth is a function of the projected population by age using headship rates (number of people in each age group who are projected to head up a household). Demand by structure type was determined from historical housing start and completion data examining the relationship between family type and dwelling types as the population ages.

The population projected for London indicates a growth rate that is reasonably consistent with the Ministry of Finance projections for the Province as a whole and reflects a slow increase in the City’s share of the province’s population over the forecast period, which is in keeping with the historical trend.

Inmigration will continue to be the major contributor to London’s population growth. Inmigration is strongest in the 15-29 year old age groups while inmigration bears a strong co-relation to provincial economic growth and is therefore variable, it is a consistently greater contributor to population growth than natural increase.

The City of London Housing Demand Forecast established household demand propensities by age of household maintainer and residential structure type and applied them to the forecasted populations by age cohorts over the planning period. Vacancy and housing replacement rate factors were then applied to produce a forecast of housing demand by residential structure type.
The forecast compares to an average addition to the housing stock of 3,050 units over the previous twenty years. Single and semi-detached dwellings are forecasted to comprise 60% of the housing demand compared to 9% for row housing and 31% for apartments. In the year 2016 the housing stock is forecasted to be 57% single and semi-detached dwellings, 10% row housing and 33% apartments, which is only marginally different than the housing mix which existed in 1991.

The employment forecast also drives the Industrial, Commercial and Institutional floor space forecast. Floor space to employment ratios were derived from historical London factors.

The demand for industrial land is based on historical industrial land absorption rates.

2.5.1 Regional Context

The City of London is located in the heart of Southwestern Ontario, at the hub of major rail, highway and air transportation routes. Much of the impetus for growth can be attributed to its strategic location and to its role as a regional centre for economic, administrative, institutional and cultural activities. Because of these advantages, it is expected that the City will continue to have a strong growth rate over the planning period of this Plan.

Economic growth in Southwestern Ontario has been robust over the 2001 to 2006 period, due in part to growth in the high-tech and automotive sectors. Going forward these positive factors will keep growth prospects in Southwestern Ontario elevated.

This plan is formulated on the premise that the City of London will continue to develop its role as the principal centre within the region for the attraction of in-migration and business expansion which generates population and economic growth. The City will plan to accommodate the growth that is generating within its boundaries through the efficient use of land and services.

2.5.2 Population Projection

The population of the City of London has been projected to grow at a rate of approximately 1.5% just under 1% per annum reaching approximately 432,000 at the end of the planning period in the year 2016.

The approved population projection is as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>2006</th>
<th>2011</th>
<th>2016</th>
<th>2021</th>
<th>2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pop.</td>
<td>352,400</td>
<td>368,400</td>
<td>385,300</td>
<td>402,600</td>
<td>419,700</td>
</tr>
</tbody>
</table>

This plan is formulated on the premise that the City of London will continue to develop its role as the principal centre within the region for the attraction of in-migration and business expansion which generates population and economic growth. The City will plan to accommodate the growth that is generating within its boundaries through the efficient use of land and services.

2.5.3 Housing Demand Forecast

Total new residential construction in the 20-year planning period is expected to be approximately 37,925 new units. Housing construction will peak in the current period and decline gradually thereafter. The following table shows the annual housing completion forecast to 2026:

<table>
<thead>
<tr>
<th>Year</th>
<th>Low (singles &amp; semis)</th>
<th>Medium (row)</th>
<th>High (apartments)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006-2011</td>
<td>1,290</td>
<td>330</td>
<td>410</td>
<td>2,030</td>
</tr>
<tr>
<td>2011-2016</td>
<td>1,250</td>
<td>380</td>
<td>380</td>
<td>2,020</td>
</tr>
<tr>
<td>2016-2021</td>
<td>1,150</td>
<td>360</td>
<td>380</td>
<td>1,890</td>
</tr>
<tr>
<td>2021-2026</td>
<td>990</td>
<td>310</td>
<td>350</td>
<td>1,645</td>
</tr>
</tbody>
</table>

Figure 1

The City of London Housing Demand Forecast is shown in Table No. 1.
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SINGLE</th>
<th>ROW</th>
<th>APARTMENT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1994</td>
<td>66,780</td>
<td>13,990</td>
<td>43,960</td>
<td>127,730</td>
</tr>
<tr>
<td>1996</td>
<td>77,240</td>
<td>15,060</td>
<td>46,690</td>
<td>138,940</td>
</tr>
<tr>
<td>2006</td>
<td>91,140</td>
<td>17,000</td>
<td>53,170</td>
<td>161,310</td>
</tr>
<tr>
<td>2016</td>
<td>105,470</td>
<td>19,230</td>
<td>49,924</td>
<td>186,750</td>
</tr>
</tbody>
</table>

Table No. 1

Source: City of London Housing Demand Forecast, January 1994

Note: Single includes semi-detached dwellings.

The housing demand forecast indicates that the total number of units demanded in 2016 will be 186,750, which is an increase of approximately 59,000 units from 1991 or an average increment of 2,360 units per year.

Low density housing is expected to continue to account for the majority (62%) of housing completions. The demographic shifts anticipated in the population profile (aging of population), along with the natural pace of urban growth suggest a gradual shift toward higher density housing demand in the City of London over the next three decades. It is expected that medium and high density housing will account for about 20% of the total residential construction in the future.

2.5.4 Economic Outlook

The City of London has a diversified economic base which has enabled it to maintain comparatively steady, stable growth over the past twenty years. While London’s economy, like that of all municipalities, is influenced by many factors beyond its control, such as the global economy, interest and exchange rates, and federal and provincial taxation, regulation and trade policies, it does have characteristics that are conducive to good performance levels. Some of these characteristics are:

i) A strategic location at the mid-point in the road and rail corridors between Detroit and Toronto;
ii) Its role as a regional centre for Southwestern Ontario
iii) The strength of its health, education, social services, finance, and insurance and retail and wholesale trade sectors; and
iv) Strong net migration into the City, which is, in part, attributable to its health and education institutions

All told, employment in the City of London is expected to expand by approximately 47,000 persons over the period 2001-2031. This represents an average annual rate of growth of 0.8 per cent per year. The strength of London’s economy is reflected in its annual growth rate that has historically exceeded provincial growth by 1 to 1 ½%.

It is anticipated that the percentage of London’s population participating in the labour force will continue to be slightly higher than the provincial participation rate. Assuming that age specific labour force participation rates remain stable over the planning period, total employment within the City will increase from approximately 172,500 in 1991 to almost 222,000 in 2016. In 1991, 85% of the total employed labour force working in London resided within the City and it is anticipated that an 85% to 90% range of resident workers will be maintained over the planning period.

2.5.5 Land Requirements

The forecasted growth in population, housing and employment will be accommodated in the following ways:

i) Through the intensification of land use in existing urban areas involving infill, re-development and the conversion of existing buildings. It is estimated that, over the planning period, 40% 5% of the forecasted demand for single and semi-detached dwellings (low density), 20% 25% of the demand for row housing (medium density), and 40% 75% of the demand for apartments (high density) will be met on an intensification basis. These assumed levels will be regarded as the minimum targets for intensification development. Council will promote opportunities for redevelopment and intensification through the provision of adequate infrastructure and community facilities and through incentives for the reuse of brownfield sites.
ii) Through the development of vacant, designated Residential or Industrial lands within the general limits of the existing urban areas. It is assumed that all such lands will be developed over the planning period; and

iii) Through the identification of lands suitable for urban area expansion to accommodate community and industrial growth needs. Such areas are sized according to the residual demand for housing and industrial development after taking into account; an allowance for intensification; an allowance for the existing supply of vacant, designated land; an allowance for major commercial, institutional and private open space land uses; a contingency for the possibility of higher-than-forecast demand; a lack of land owner interest in development and certain density and housing mix assumptions used in the forecasting not being met; and an allowance for the implementation of Principles and Policies, governing the physical development and growth management of the City under this plan, not otherwise accounted for.

2.6 GROWTH MANAGEMENT POLICIES

2.6.1 Introduction

Responsible growth management is a key element of the City of London's strategic approach to the accomplishment of its Vision and Goals. Growth management embodies the City's commitment to optimize the use of existing and new services and facilities, to protect and rehabilitate its natural heritage, to conserve its prime agricultural lands, to take full advantage of its opportunities for sustainable economic development and to promote healthy communities, while maintaining a strong financial position for the municipality.

2.6.2 Growth Management Principles

The Growth Management Policies are based on the following principles:

i. growth will maintain a compact urban form;

ii. the measures necessary to accommodate growth through land use intensification and redevelopment, having regard for the timely and efficient use of existing infrastructure, will be supported;

iii. growth-related infrastructure costs and the financial implications of required works for the City's capital budget and development funds will be evaluated at an early stage of the area planning and development approval processes;

iv. growth will be directed to areas that are suitable for the provision of full municipal services in a timely and cost effective manner in keeping with the City's long term servicing and financing plans;

v. the outward expansion of the urban area will be managed to provide for a logical progression in the extension of service areas having regard to cost-effectiveness and optimization of existing infrastructure capacity and avoiding the need for the unjustified and/or uneconomical expansion of municipal services;

vi. the City may stage the extension of services and approvals of development both within new areas of community growth and between new areas of community growth to maximize the cost effectiveness of its infrastructure investments.

vii. new areas of community growth will be planned to provide a mix of housing types and to achieve a target density consistent with a more efficient utilization of land and services;

viii. the City will maintain an adequate supply of vacant designated land, consistent with the Provincial Policy Statement, to accommodate the expansion of its urban areas in an orderly, efficient, timely and affordable manner;

ix. the City will consider and encourage viable innovative proposals such as partnerships, cost-sharing and alternative technologies and design standards, that may reduce the overall costs of growth or allow for the more timely delivery or use of the infrastructure required for growth, provided such proposals satisfy City requirements and will contribute to a compact urban form;
x. planning for growth will support the identification and protection of London’s Natural Heritage System; and

xi. the City will encourage rehabilitation measures that protect the ecological function and integrity of the Natural Heritage System.

xii. The City may adopt and annually update a development staging strategy to co-ordinate the orderly progression of urban area expansion with municipal investment in growth related capital works.

2.6.3. Growth Financing Policies

The financing requirements to service new development should not jeopardize the long term financial health of the municipality or place an undue burden on existing taxpayers. The following growth financing policies are intended to achieve these objectives:

i. Growth related capital costs will be recovered from revenues generated from new development except where Council has adopted community improvement or economic development programs that result in the use of tax revenues to support growth.

ii. The review of area studies, proposals for major development approvals outside of an area study and applications for subdivision approval will include a financial impact analysis demonstrating the potential financial implications of the proposed development on the City. Approval of an area plan, major development proposal or plan of subdivision may be refused or deferred if a satisfactory financial analysis is not submitted for the City’s review or if the City determines that the required investment in municipal works would be premature. The financial impact analysis shall consider the scope, total cost, cost sharing and timing of major road, sewer, water and storm water management works. The analysis will also project the development charge revenue to be generated from the build-out of the development area. The City may stage infrastructure works and/or development approvals to manage its capital budget commitments.

iii. The City will consider, as part of the area study process, the involvement of the private sector in the development, operation, construction and financing of long term servicing infrastructure.

iv. Where temporary servicing arrangements will be considered in limited circumstances where they will not detract from the implementation and financing of planned, long-term servicing. Proponents of temporary servicing will be required to contribute to the cost of providing long term servicing through the payment of development charges.

v. The City may explore alternatives for the financing of oversizing costs (that portion of servicing projects that have been sized to accommodate growth beyond the planning period) until these costs and related interest carrying costs can be recovered from future development.

vi. The City will plan and budget for major infrastructure works in keeping with its financial management strategy and with regard for the balance of revenues and expenditures from its development charges funds. Infrastructure works and development approvals may be staged accordingly.

vii. The City will consider, as part of a development charges study, the use of a differential development charge to encourage intensification and infilling.
2.6.4. Growth Servicing Policies

The City of London will plan the provision of services to accommodate growth so that servicing is timely, cost efficient, environmentally-sound, consistent with long term servicing plans and within the financial means of the municipality. Servicing subject to this strategy includes physical infrastructure such as sanitary sewerage works, storm drainage works, water supply and distribution and road works. It also includes the provision of community facilities and services including parks and recreation facilities, libraries, public transit and fire and police services. The City, in consultation with appropriate agencies, will also have regard for the provision of other services such as electrical and communications, utilities, schools, health services and other social services.

2.6.4.1 General

The City will apply the following policies to the planning review and approval of development applications and servicing proposals:

i. The services required to support growth will be identified through the five year periodic updates of the Official Plan and major servicing plans, and through the preparation of Community Area Plans.

ii. The City will monitor the servicing requirements of the proposed and approved development plan and control the expansion of its municipal services to attempt to provide adequate capacity and performance to accommodate development in a timely, cost efficient manner. Such control will have regard for the optimization of existing infrastructure and the merits of managing and/or limiting growth according to the availability of uncommitted sewer and water servicing capacity and the capacity of existing roads to accommodate the additional traffic. Development approvals will only be given where there is sufficient existing or planned servicing capacity to accommodate the proposed use. Such control will have regard for the optimization of existing infrastructure and the merits of managing and/or limiting growth according to the availability of uncommitted servicing capacity.

iii. Development approvals will only be given where there is sufficient existing or planned servicing capacity to accommodate the proposed use within a reasonable time frame.

iv. Where projected and potential servicing capacity to accommodate the proposed use within a reasonable time frame.

(a) Growth in the form of redevelopment, expansion or intensification on serviced lands within the built-up area of the City will take precedence over growth on previously undeveloped lands. Capacity will be allocated on the basis of projected demand plus a reasonable contingency.

(b) Industrial growth will take precedence over non-industrial growth on previously undeveloped lands. Capacity will be allocated on the basis of projected...
2.6.4.2 Sanitary Sewerage

<table>
<thead>
<tr>
<th>i)</th>
<th>The City will promote the maintenance and expansion of a municipal sanitary sewerage collection and treatment system that will:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>have the potential to service all areas of the municipality intended for urban development;</td>
</tr>
<tr>
<td>(b)</td>
<td>maximize the service area of gravity drainage systems and minimize the number of pumping stations required;</td>
</tr>
<tr>
<td>(c)</td>
<td>optimize the capacity of the existing Greenway, Pottersburg, Oxford, Adelaide and Vauxhall Treatment Plans and collection systems to accommodate growth;</td>
</tr>
<tr>
<td>(d)</td>
<td>provide for the construction of a Southside Sewage Treatment Plan to service the Dingman Creek drainage area in keeping with the Growth Management Policies. An environmental impact assessment and any other studies required prior to the commencement of this project will be undertaken at the earliest opportunity.</td>
</tr>
<tr>
<td>(e)</td>
<td>Place a high priority on the measures to address existing problems of sewage overflows and basement flooding;</td>
</tr>
<tr>
<td>(f)</td>
<td>Provide for continued improvement in the quality of the effluent being directed to the Thames River;</td>
</tr>
<tr>
<td>(g)</td>
<td>Direct and accommodate growth in a manner that promotes the efficient use of existing municipal sewage services;</td>
</tr>
<tr>
<td>(h)</td>
<td>Be financially viable, and in compliance with all regulatory requirements; and</td>
</tr>
<tr>
<td>(i)</td>
<td>Protect human health and the natural environment.</td>
</tr>
</tbody>
</table>

Applications that do not meet the City’s priorities for the allocation of servicing capacity may be refused on the basis of pre-maturity.

v. Non-growth needs will be addressed in conjunction with the planning and delivery of growth related services.

vi. The City will pursue the orderly development of growth areas so that services are efficiently used.

vii. Sewer and water services will be sized according to ultimate land areas and populations intended to be served.

viii. The City will not extend municipal water and sewer services beyond the limits of the land designated for urban growth except as set out in policies 17.2.3 and 17.7.5.

ix. The use of existing infrastructure and public service facilities will be optimized, wherever feasible, before giving consideration to the development of new infrastructure and public service facilities.

x. Infrastructure and public service facilities will be strategically located to support the effective and efficient delivery of emergency management services.

(c) Remaining capacity will be allocated for non-industrial growth on previously undeveloped lands. Within these areas, priority will be given to development that, in the opinion of the City, best advance the public interest.

(d) Take-up of allocated capacity will be monitored. If significant portions of the allocated capacity are not used, the City may re-assign that unused capacity in keeping with priorities a), b) and c), assuming no major works will be prematurely triggered.

While the City strongly supports development on full municipal services, the need for flexibility to allow the consideration of temporary sanitary servicing options that may provide for more timely development, without detracting from the viability of the long term servicing plan, is recognized.
The City will assess proposals for temporary sanitary servicing according to the servicing policies set out in Policy 17.2.4 of this Plan. Emphasis will be placed on the implications that proposed temporary systems would have on the physical and financial viability of future municipal services in keeping with the Sanitary Sewerage Servicing Study.

The City may permit a temporary sanitary servicing system where the proponent can demonstrate that certain criteria as set out in Section 17.2 is met. The proponent will bear the cost of the temporary system and contribute to the financing of the long term servicing solution through the payment of development charges or other forms of payment approved by Council.

iii) Individual wastewater treatment systems may be permitted for proposed "dry" commercial or industrial development on lands that were designated for commercial or industrial use before they were annexed to the City of London on January 1, 1993 provided certain criteria as set out in Section 17.2 are met. Lands not serviced by municipal sanitary sewerage facilities will be subject to a holding zone limiting uses to "dry" uses until the services are available.

iv) Notwithstanding the above policies for the consideration of sanitary servicing options, residential subdivision development on individual wastewater treatment systems will be discouraged.

2.6.4.3. Water Supply
The City will promote the maintenance and expansion of a water supply and distribution system that will:

i) have the potential to service all areas of the municipality intended for urban development;

ii) provide adequate pressure for all servicing conditions;

iii) optimize the capacity of existing pumping stations and reservoirs;

iv) place a high priority on the efficient use of water as a method to minimize the future demand for water supply and associated sewage treatment.

v) direct and accommodate expected growth in a manner that promotes the efficient use of existing municipal water services;

vi) be financially viable and in compliance with all regulatory requirements;

vii) promote water conservation and water use efficiency; and

viii) protect human health and the natural environment

All development within the Urban Growth Area Shall be dependent upon the City of London Water Supply and Distribution System for both potable water and fire protection.

2.6.4.4. Stormwater Management
Stormwater management plans shall be prepared for identified growth areas in conjunction with the area study process and in accordance with Section 17.6.

2.6.5 Staging of Development
The City may adopt a development staging strategy to ensure the orderly progression of development within its Urban Growth Area and the timely provision of the infrastructure required to support fully serviced and functional communities and employment areas. The staging strategy will be directed towards the following objectives:

i) support the timely build-out of existing planned communities in a logical, phased manner that optimizes the utilization of any new infrastructure that is required to support development;

ii) focus growth in areas that have existing servicing capacity or comparatively lower costs for required infrastructure;
iii) provide a basis for long-term, reliable municipal capital budgeting for growth-related servicing works;

iv) ensure that services are in place or planned to maintain an adequate supply of serviced lands to support the City’s economic growth;

v) support growth in areas that are or can be served by existing community facilities or where development will facilitate the provision of new community facilities;

vi) avoid scattered or “leap-frog” development patterns

vii) ensure that sufficient serviced lands are available to support the City’s housing mix and affordability objectives; and,

viii) support the extension and use of transit services.

2.6.6. Growth Forecasting and Monitoring

(i) The City will maintain a program of growth forecasting and monitoring. Population and housing demand projections will be updated and approved at five year intervals in association with the review of the Official Plan. The process for updating and approving these projections will include opportunities for public and agency review and input.

(ii) The City will monitor population trends and changes in housing composition and distribution through the review of census and assessment data and building permit activity, and through information sharing with other agencies and organizations. An assessment of demographic and housing trends that may have implications for the City’s growth management implementation will be undertaken on an annual basis in conjunction with the Housing Monitoring Report. The Housing Monitoring Report will also include estimates of the short and mid-term population and housing growth anticipated in identified growth areas.

(iii) The City will monitor local, regional and provincial economic trends and growth forecasts and consider the implications of these trends and forecasts for its growth management policies.

2.6.7. Land Requirements Forecasting

i) The City will maintain an adequate supply of land designated for urban growth to accommodate its projected community and industrial growth requirements. The target range for the inventory of vacant land designated for urban growth will be a fifteen to twenty year supply. While much of the forecasted growth will be accommodated through the development of vacant lands, the City will promote opportunities for intensification and redevelopment to optimize the share of growth that can be accommodated within the existing urban area.

ii) The City will normally update its land requirements projection at five year intervals in conjunction with the review of the Official Plan by using the Land Requirements Accommodation Method in Policy 2.5.5 without including the contingency factor, unless the particular 5 year update is being used to establish the land requirements for a new 20 year planning period. The processes of updating, projecting and/or approving the land requirements for community and industrial growth will include opportunities for public and agency review and input.

iii) The City will monitor development activity and update, on a semiannual basis, its inventory of vacant designated lands categorized according to their servicing status and stage in the planning approvals process.

2.6.8. Identification of Growth Areas

In conjunction with the five year review of the Official Plan, Council will designate lands for urban growth purposes consider expansions or adjustments to the Urban Growth Area when there is a demonstrated need for additional lands and where such expansions are in keeping with all applicable Official Plan objectives and policies, provincial policies and the following criteria:
i) The amount of land that may be added to the Urban Growth Area will have regard for the approved projected land requirements and for the provision of ensuring both timely, cost-efficient areas for development short term land supplies and long term land supplies, are achieved, over both the short and long terms.

ii) Proposed expansion areas represent a logical extension of the urban area having regard for the principle of maintaining a compact urban form.

iii) Municipal water and sewer services can be provided in a timely and cost effective manner in accordance with the servicing and financing components of the Growth Management Policies.

iv) Growth will be directed to areas that can be appropriately integrated with existing or planned communities or to areas of sufficient size to support a new community and allocated in a manner which provides for the complete development of the communities with a full range of municipal services where possible.

v) Growth will be allocated to areas that can be adequately integrated with, serviced by and accessed from the network of existing and planned arterial roads and are suitable for the provision of transit services.

vi) Council will consider alternatives for the direction and sequencing of growth having regard for the comparative costs of providing infrastructure and services, the financial implications for the municipality, the potential impacts on the existing communities, and the effects on natural features and ecological functions and agriculture. Where practical and within its financial means, Council will distribute growth areas to provide greater choice in the location and character of new communities.

vii) Council will consider the inclusion of additional Industrial Growth Area lands in the Highway 401 and Highway 402 corridors and additional Community Growth lands south of the Highway 401 corridor, at such time as the South Side sewage Treatment Plant is built and sanitary sewer services can be provided in a cost effective manner.

viii) Expansions to the Urban Growth Area onto prime agricultural lands will only be considered where there are no reasonable alternatives which avoid prime agricultural areas or which would be accommodated on lower priority agricultural lands.

ix) Council will protect employment areas to support the longer-term economic development of the municipality. Council will only permit the conversion of employment areas to other uses only where it has been demonstrated through a comprehensive review that the land is not required for employment purposes over the long term and that there is a need for conversion.

2.6.7.1 Applications to Expand the Urban Growth Area

The primary means for reviewing the adequacy of the City’s land supply and expanding or adjusting the Urban Growth Area, if warranted, will be the five year Official Plan review process. It is recognized that emergent opportunities may present themselves in the interim and that these should be evaluated according to the criteria for the identification of growth areas. Privately initiated applications for amendments to the Official Plan to expand or adjust the Urban Growth Area will be comprehensively evaluated for public benefit on the basis of Policy 2.6.7., Provincial Policies and the following criteria:

i) the need for urban growth at the proposed location and the reasons why it is not appropriate for the land to wait until an appropriate five year review process determines urban growth expansion is necessary, a comprehensive review of the Urban Growth Area is necessary in advance of the five year Official Plan review process;

ii) the costs and benefits of permitting growth at the proposed location; and
iii) the implications for the City's supply of vacant land designated for growth, having regard for the City's intent that the inventory of vacant designated land be maintained in a range of a 15 to 20 year supply.

2.6.8 Area Planning

i) Vacant lands within the Urban Growth Area may be placed in the Urban Reserve designation pending the completion of an Area Study as provided for in Chapter 19 of this Plan. An Area Study will provide the basis for an Official Plan amendment that will:

a) Identify or refine environmental features, areas and natural resources in conformity with the applicable Official Plan policies;

b) Identify or refine environmental features, areas and natural resources in conformity with the applicable Official Plan policies;

c) Identify collector roads.

ii) Area Studies will also provide for the co-ordination of development among multiple land owners and provide direction for:

a) the delineation, protection and management of natural heritage areas;

b) the location and size of parks, schools and other community facilities;

c) housing mix and densities;

d) the timing and financing of infrastructure works required to support the development of the Planning Area;

e) the phasing of development;

f) pedestrian and bicycle routes;

g) transit routing and supportive facilities;

h) site and subdivision design criteria; and

i) local road access points to arterial and collector roads;

iii) The boundaries of areas intended for the preparation of area studies subject to completed Area Studies are shown on Schedule "D". Portions of the Urban Growth Area where Area Studies are intended but not yet completed are also shown. The boundaries of these areas may be refined through the approval of a proposal to undertake an Area Study without amendment to the Official Plan. In some instances the boundaries include lands beyond the boundaries of the Urban Growth Area that represent a logical longer-term extension of a community to the City boundary or other appropriate limit for long term community development. Lands outside the Urban Growth Area will be regarded as potential areas of community expansion and the evaluation and planning of these areas may be limited to the extent necessary to demonstrate how they can be appropriately integrated with the balance of the community. The eventual development of these lands would require an amendment to this Plan.

iv) An Area Study may be undertaken by the City or by consultants retained by landowners. Proposals for privately-initiated Area Studies will be required to conform to area study guidelines established by the City and must be submitted for approval by the City. This process will include opportunities for public and agency review and input.

v) The City will encourage affected landowners to participate in the area study process and to contribute their proportionate share towards the study costs and towards the provision of the services, facilities, open space, stormwater management and other measures required to support the growth of the community.
vi) Area Studies shall provide for the staging of development to make efficient use of built services, facilitate planning for the delivery of new services, and minimize the gap between major servicing expenditures and the recovery of costs through development charges.

vii) Documentation to be submitted in support of a proposed privately initiated Area Study will include:

a) a record of the public and agency consultation undertaken in the course of the area study;

b) an environmental evaluation and impact study completed in accordance with Section 15.5. of the Plan;

c) any information required by the municipality to undertake a financial impact analysis including information necessary to determine the total cost and cost-sharing of required infrastructure works, the timing of such works and the implications that such works will have for the City's capital budget and development charge funds; and

d) a servicing plan to demonstrate the availability and adequacy of municipal sewer and water services to accommodate the proposed development, and to describe the location, timing and design of required sewer, water, storm water management and road improvements.

viii) Until such time as an Area Study has been approved and the subject lands have been appropriately designated for development, vacant lands within the Urban Growth Area will be placed in the Urban Reserve designation.

ix) The "Community Growth" and "Industrial Growth" categories of the Urban Reserve designation are intended to provide a general indication of the mix of urban land uses intended for the area. Community Growth areas will be predominantly residential but will include a range of commercial, institutional and open space uses that support communities, as well as uses that contribute to employment growth and that are compatible in a community setting. "Industrial Growth" areas are generally intended for uses that fall within the "Light Industrial", "General Industrial" and "Office Business Park" land use designations. Notwithstanding this general intent, lands within the "Urban Reserve" designation may be re-designated for any use through the Area study process and resulting amendment to the Official Plan.

x) Portions of the Urban Growth Area are designated as Environmental Review and are subject to the policies of Chapter 8B. These areas require further study to determine their environmental significance and to determine the boundaries of areas that warrant protection. It is anticipated that the necessary studies will occur as part of the community planning process and that Environmental Review areas will be re-designated on the basis of an approved Area study.