

August 11, 2021

Randy Scherzer
Director of Planning
County of Grey
595 9th Ave East
Owen Sound, ON
N4K 3E3

Dear Mr. Scherzer:

RE: Addendum Letter to MHBC Dundalk Comprehensive Review Report September 2020

Further to the Dundalk Comprehensive Review Report authored by our office and dated September 2020 the County of Grey Council has recently endorsed revised growth projections for the next 25 year time horizon (2021-2046). Through discussions with County staff as it relates to Flato's County OPA application for an expansion to the Dundalk Settlement Area it was requested that MHBC provide an addendum to the September 2020 Comprehensive Review Report that uses the recently endorsed County projections in place of the MHBC growth projections that were used at the time. County staff also requested we identify whether any of the assumptions made in the 2020 report also need to be updated.

Introduction

At the time the MHBC 2020 Comprehensive Review Report ("the 2020 CR") was completed we did not have recent growth projections to rely on that we felt accurately reflected the recent increased amount of growth being observed in the Township of Southgate, specifically within the Dundalk Primary Settlement Area, nor did we have growth projections available for the 25 year time period the recently revised 2020 Provincial Policy Statement had introduced. Therefore at that time we prepared our own growth projections based on recent building permit statistics for new dwelling units provided by the Township as well as factoring in other considerations.

Soon after the County of Grey initiated an update to their Growth Management Strategy (GMS) to both reflect the new time horizon provided for within the 2020 PPS and to assess the increased growth activity being observed throughout the County.

That GMS process was recently completed with County Staff bringing a recommendation report to County Council which included the updated 25 year growth projections to 2046 both County wide and for each lower tier municipality. County Council ultimately endorsed the updated 25 year growth projections.

This letter will review how the findings of the 2020 CR are changed based on these updated growth projections to 2046 and how if at all they impact the overall conclusion that a settlement expansion to Dundalk is required to accommodate projected residential population and that the proposed location of the Glenelg Phase 2 Draft Plan is the most desirable for a residential settlement expansion.

**Section numbers listed below correspond to the section numbers from the 2020 CR. This addendum letter should be read in conjunction with the 2020 CR.*

Section 3.3 – Time Horizon

The 2020 CR looked at two scenarios, a scenario to 2038 which reflect the 20 year scenario from 2018 which was consistent with the timing within the County OP as well as a 25 year scenario from 2020 to 2045 to be consistent with the 2020 PPS.

Now that the County has endorsed revised growth projections within their GMS we will look at a 25 year scenario from 2021 to 2046.

Section 5.1 – Determine Committed Land Supply

As the 2020 CR used the 2016 Census population as a starting point, there were a number of developments that were approved post 2016 that were factored into the committed land supply.

Now that 2021 will be used as the starting point to be consistent with the County GMS the developments which were registered prior to 2021 need to be removed from this committed supply as they would now be captured within the Dundalk 2021 population and any recently approved developments need to be added.

The developments removed which were included in the 2020 CR include Flato West, Flato West Block 75, Flato North, Flato East Phase 2A and White Rose Phase 1.

The revised table within Section 5.1 of the 2020 CR is provided below:

Development	Singles	Towns/Semis/Apartments	Total Units	Total Population (2.6 PPU)*
Flato East Phases 7-11	272	157	429	1,115
Flato Glenelg Phase 1	118	65	183	476
White Rose Phase 2	30	58	88	229
Total	420	280	700	1,820

Overall the committed land supply is reduced from accommodating a population of 2,946 to 1,820.

Section 5.2 – Determine Uncommitted Land Supply

Upon review of the undeveloped lands that were identified within the 2020 CR, the only parcel identified within Figure 11 of Appendix A which now needs to be removed from the calculation is Parcel 3 as this is now Draft Plan Approved as the White Rose Phase 3 Subdivision and included within the known supply in Section 5.1 above.

Parcel 3 represents 3.6 gross hectares or 2.2 net hectares and was attributed 43 units or 112 population of capacity.

The revised table within Section 5.2.3.3 of the 2020 CR is provided below:

Parcel	Gross Area (ha)	Net Area (ha)	Adjusted Area (ha)	Units	Population
1	11.8	7.1	7.1	142	369
2	5.6	3.4	3.4	67	174
4A	1.4	0.8	0.8	17	44
4B	0.4	0.2	0.2	5	13
4C	0.2	0.1	0.1	2	5
5	2.8	1.7	0.9	17	44
6A	7.8	4.7	2.4	47	122
6B	1.4	0.8	0.4	9	23
6C	1.4	0.9	0.9	17	44
7A	6.4	3.8	1.9	39	102
7B	4.0	2.4	1.2	24	62
7C	1.0	0.6	0.3	6	16
8	3.0	1.8	0.9	18	47
9	2.4	1.4	1.4	29	76
Total	49.6	29.7	21.9	439	1,141

Overall the uncommitted land supply is reduced from 31.9 net hectares to 29.7 net hectares or from a population capacity of 1,253 to 1,141.

Section 5.2.3.4 – Vacancy Rate

As per the 2020 CR methodology, a 2% vacancy rate is applied to both the committed and uncommitted land supplies.

A revised table found within Section 5.2.3.4 is provided below:

	Population	Population Adjusted for 2% Vacancy Rate
Committed Supply	1,820	1,784
Uncommitted Supply	1,141	1,118
Total	2,961	2,902

Section 5.3 – Findings

The overall findings regarding the population capacity identified within Section 5.3 of the 2020 CR are updated to reflect a starting Dundalk population from 2021 as well as the updates to the committed and uncommitted population capacities.

A revised version of the table found in Section 5.3 is provided below:

Component	Population
2021 Dundalk Population*	3,151
Committed Population	1,784
Uncommitted Population	1,118
Total	6,053

**The 2016 Dundalk Census population was 2,046 and the Southgate Census population was 7,354. The revised County GMS identifies a 2021 Southgate population of 8,610. Therefore Southgate grew by 1,256 from 2016 to 2021. Using the 88% factor of all new growth in Southgate going to Dundalk, this would mean Dundalk grew by 1,105 from 2016 to 2021 and would have a 2021 population of 3,151. It is noted this 2021 population is very close to our 2020 CR projection of 3,191 by 2021.*

Section 6 – Dundalk Growth Projection Analysis

Within the 2020 CR we provided a methodology to project growth using recent building permit statistics as we did not have recent County growth projections to rely on. Now that the County has endorsed the revised growth projections within its GMS we will now rely on those projections from 2021 to 2046.

The revised County GMS project Southgate will grow by a total of 4,170 population from 2021 to 2046.

Again applying the 88% factor of all new growth in Southgate going to the Dundalk Settlement Area this equates to Dundalk growing by 3,670 population from 2021 to 2046 resulting in a total population of 6,821 in Dundalk by 2046.

Section 6.2.4.3 – Adjusted Growth Projections

As per the methodology used in the 2020 CR, adjustments are made to this projected growth to account for seasonal population and growth occurring within the Dundalk Settlement Area through intensification.

A revised version of the table found in Section 6.2.4.3 is provided below:

2046 Projected Dundalk Population	6,821
New Growth (2021-2046)	3,670
New Growth Plus 2.3% Seasonal Population Factor	3,754
Minus 10% Intensification Factor	3,378
Adjusted 2046 Projected Dundalk Population	6,529

Section 7.1 – Conclusions Population Demand vs Available Supply 2046

A revised and consolidated version of the tables found in Sections 7.1 and 7.2 is provided below:

Adjusted 2046 Projected Dundalk Population	6,529
Projected Dundalk Population Supply	6,053
Difference Population	476
Difference Converted to Units	183

Based on the revised analysis using the starting point of 2021 and the 2046 population projections from the County GMS a residential settlement expansion to the Dundalk Settlement Area is required to accommodate approximately 476 population or 183 units.

Section 11 – Summary and Findings

In summary, after updating the calculations used within the 2020 CR with the 2046 population projections from the County GMS as well as updating other assumptions that were used in that process the conclusion of the 2020 CR remains unchanged in that there is a need for a residential settlement expansion to the Dundalk Settlement Area to accommodate projected growth through the 25 year planning period to 2046.

Using the County GMS growth projections, which are more conservative than the MHBC growth projections within the 2020 CR, it is still determined that there is a need for the Dundalk Settlement Area to be able to accommodate an additional 183 units. The Glenelg Phase 2 Draft Plan proposes 155 units.

The analysis of potential expansion locations found within Section 8 of the 2020 CR remains unchanged and that the location around the Dundalk Settlement Area that is most desirable for a residential settlement expansion is the location of the proposed Glenelg Phase 2 subdivision.

Should you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,

MHBC



Prepared by
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